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APPENDICES

McDONNELL CENTRE BUSINESS PARK

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City of Huntington Beach

SPECIFIC PLAN NO. 11

(VOLUME Two of Two)

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McDONNELL CENTRE BUSINESS PARK

City of Huntington Beach

SPECIFIC PLAN NO. 11

APPENDICES
(VOLUME Two of Two)

Prepared by
EDAW, Inc. with
Michael C. Adams Associates
Urban Design Camp
Langdon Wilson Architecture
Peter D. Brandow & Associates, Landscape Architects
Adams, Streeter Civil Engineers, Inc.
WPA Traffic Engineering, Inc.

Adopted
October 6, 1997
Ordinance No. 3372
Amendment No. 1
February 6, 2002

TABLE OF CONTENTS

		Page
A.	**LEGAL DESCRIPTION**	**1**
B.	**GENERAL PLAN CONSISTENCY ANALYSIS**	**3**
1.	Land Use Element	4
2.	Urban Design Element	13
3.	Housing Element	14
4.	Historic and Cultural Resources Element	14
5.	Economic Development Element	15
6.	Growth Management Element	16
7.	Circulation Element	22
8.	Public Facilities and Public Services Element	25
9.	Recreation and Community Services Element	26
10.	Utilities Element	27
11.	Environmental Resources/ Conservation Element	28
12.	Air Quality Element	30
13.	Coastal Element	33
14.	Environmental Hazards Element	33
15.	Noise Element	35
16.	Hazardous Materials Element	37
C.	**ADOPTED MITIGATION MONITORING PROGRAM AND STANDARD CITY POLICIES**	**38**
D.	**SPECIFIC PLAN AMENDMENT NO.1**	**38**

A. LEGAL DESCRIPTION

The following provides the legal description for the entire McDonnell Centre Business Park Specific Plan area, which is bounded by an at grade spurtrack of the US Navy (railroad right-of-way) and Rancho Road on the north, Springdale Street on the east, Bolsa Avenue on the south and Bolsa Chica Street and the Orange County Flood Control District channel on the west. Refer to Exhibit 1 in the Specific Plan.

A portion of fractional Section 9, Township 5 South, Range 11 West, partly in the Rancho Las Bolsas and partly in the Rancho La Bolsa Chica, in the City of Huntington Beach, County of Orange, State of California, as per map recorded in Book 51, page 13 of Miscellaneous Maps, in the Office of the County Recorder of said county, described as follows:

Commencing at the Southeast Corner of said section, said point being also the center line intersection of Springdale Street and Bolsa Avenue as shown on a map of Parcel Map No. 93-202, recorded in Book 281, pages 3 and 4 of Parcel Maps, in the Office of said County Recorder; thence North 0°16'04" East 2055.80 feet along the center line of Springdale Street, said center line being also the easterly line of said section; thence North 89°28'58" West 50.00 feet to a point on the westerly line of Springdale Street as shown on said parcel map, said point being also the northeast comer of Parcel 3 of said parcel map and the **Point of Beginning**; thence, along said westerly line and parallel with the easterly line of said section, South 0°16'04" West 1965.58 feet to the southerly terminus of the easterly line of Parcel 1 of Parcel Map No. 95-136 as shown on a map thereof recorded in Book 288, pages 49 and 50 of Parcel Maps; thence, along a tangent 30.00 foot radius curve, concave northwesterly, through a central angle of 90°18'36", a distance 47.29 feet to a tangent line which is parallel with and 60.00 feet northerly of the southerly line of said section, said last mentioned southerly line being also the center line of Bolsa Avenue as shown said last mentioned parcel map, said tangent line being also the southerly line of said Parcel 1; thence along said tangent line, North 89°25'20" West 23.70 feet to tangent 38.00 foot radius curve, concave northerly; thence, continuing along the southerly line of said Parcel 1 and said tangent curve, through a central angle of 8°44'46", a distance of 5.80 feet; thence, tangent to said curve, North 80°40'34" West 58.12 feet to the beginning of a tangent 62.00 foot radius curve, concave southerly; thence, along said tangent curve, through a central angle of 8°44'46", a distance of 9.46 feet; thence, tangent to said curve, North 89°25'20" West 52.35 feet to the beginning of a tangent 62.00 foot radius curve, concave southerly; thence, along said tangent curve, through a central angle of 8°44'46", a distance of 9.46 feet; thence tangent to said curve, South 81°49'54" West 58.12 feet to a tangent 38.00 foot radius curve, concave northerly; thence, along said tangent curve, through a central angle of 8°44'46", a distance of 5.80 feet to a tangent line which is parallel with and 60.00 feet northerly of the southerly line of said section; thence, along said last mentioned tangent line, North 89°25'20" West 4117.58 feet to a tangent 59.13 foot radius curve, concave northerly; thence, along said tangent curve, through a central angle of 16°41'56", a distance of 17.23 feet; thence, tangent to said curve, North 72°43'24" West 20.88 feet to the beginning of a tangent 83.13 foot radius curve, concave southerly; thence, along said tangent curve, through a central angle of 16°41'56", a distance of 24.23 feet; thence, tangent to said curve, North 89°25'20" West 49.12 feet to the beginning of a tangent 83.13 foot radius curve, concave southerly; thence, along said tangent curve, through a central angle of 16°41'56", a distance of 24.23 feet; thence, tangent to said curve, South 73°52'45" West 20.88 feet to a tangent 59.13 foot radius curve, concave northerly; thence, along said tangent curve, through a central angle of 16°41'56", a distance of 17.23

feet to a tangent line which is parallel with and 60.00 feet northerly of the southerly line of said section; thence, along said last mentioned tangent line, North 89°25'20" West 597.93 feet to the westerly terminus of the southerly line of Parcel 2 of Parcel Map No. 87-424, as shown on a map thereof recorded in Book 237, pages 4 through 6, inclusive, of Parcel Maps in the Office of said County Recorder; thence, along a tangent 30.00 foot radius curve, concave northeasterly, through a central angle of 90°02'30", a distance of 47.15 feet to a tangent line which is parallel with and 80.00 feet easterly of the center line of Bolsa Chica Road as shown on said last mentioned parcel map, said tangent line being also the westerly line of said Parcel 2; thence, along said tangent line, North 0°37'10" East 221.35 feet to a tangent 180.75 foot radius curve, concave easterly; thence, continuing along the westerly line of said parcel and along said tangent curve, through a central angle of 9°26'16", a distance of 29.77 feet; thence, tangent to said curve, North 10°03'26" East 31.14 feet to a tangent 180.75 foot radius curve, concave westerly; thence, along said tangent curve, through a central angle of 9°26'16", a distance of 29.77 feet; thence, tangent to said curve, North 10°03'26" East 227.87 feet to the beginning of a non-tangent 18.00 foot radius curve, concave northeasterly, a radial to the beginning of said curve bears South 27°00'26" West; thence, along said non-tangent curve, through a central angle of 63°36'44", a distance of 19.98 feet to a tangent line which is parallel with and 80.00 feet easterly of the center line of Bolsa Chica Road as shown on said last mentioned parcel map; thence, along said tangent line, North 0°37'10" East 49.56 feet to a tangent 59.13 foot radius curve, concave easterly; thence, along said tangent curve, through a central angle of 16°41'56", a distance of 17.23 feet; thence, tangent to said curve, North 17°19'06" East 20.88 feet to the beginning of a tangent 83.13 foot radius curve, concave westerly; thence, along said tangent curve, through a central angle of 16°41'56", a distance of 24.23 feet; thence, tangent to said curve, North 0°37'10" East 49.12 feet to the beginning of a tangent 83.13 foot radius curve, concave westerly; thence, along said tangent curve, through a central angle of 16°41'56", a distance of 24.23 feet; thence tangent to said curve, North 16°04'45° West 20.88 feet to a tangent 59.13 foot radius curve, concave northerly; thence, along said tangent curve, through a central angle of 16°41'56", a distance of 17.23 feet to a tangent line which is parallel with and 80.00 feet easterly of the center line of Bolsa Chica Road as shown on said last mentioned parcel map; thence, along said tangent line, North 0°37'10" East 2,031.46 feet to a tangent 30.00 foot radius curve, concave southeasterly; thence, along said tangent curve, through a central angle of 49°52'31", 26.11 feet to a tangent line which is parallel with and 50.00 feet southeasterly of the center line of Rancho Avenue as shown on a Record of Survey recorded in Book 60, page 13 of Record of Surveys; thence, along said tangent line, North 50°29'41" East 2382.14 feet to the southerly line of the 75.00 foot wide Right-of-Way described in deed recorded in Book 1296, page 88 of Deeds in the Office of the County Recorder of said county; thence, along said southerly line, South 39°28'30" East 877.72 feet to a tangent 1,947.78 foot radius curve, concave northeasterly; thence, along said tangent curve and said southerly line, through a central angle of 50°00'28", 1,700.02 feet to a tangent line, said tangent line being also the westerly prolongation of the northerly line of Parcel 1 of said previously mentioned Parcel Map No. 93-202; thence, along said tangent line, South 89°28'58" East 492.00 feet to the northeasterly corner of said last mentioned Parcel 1 and the beginning of a non-tangent 383.39 foot radius curve, concave southeasterly, a radial to the beginning of said curve bears North 32°30'55" East; thence, along the northeasterly line of said parcel and said non-tangent curve, through a central angle of 47°51'40", 320.26 feet to the northwesterly corner of Parcel 2 of said Parcel Map No. 93-202; thence, along the northerly line of Parcel 2 and Parcel 3 of said parcel map, South 89°28'58" East 598.07 feet to the **Point of Beginning.**

Containing 308.44 acres, more or less.

B. GENERAL PLAN CONSISTENCY ANALYSIS

California State law requires that all cities and counties have a long range general plan for their physical development. Once a local government has adopted its General Plan, it must be implemented, and local governments have a range of implementation tools to select from. Most mechanisms for implementing a City's general plan derive from local government's corporate and police powers, such as: construction of streets, acquisition and development of parks, zoning, subdivision regulations, school dedication requirements, code enforcement, environmental and design review procedures and redevelopment.

A specific plan is an effective implementation tool that is often used to address a single project or a master planned project such as the McDonnell Centre Business Park. The Specific Plan provides a bridge between the broad General Plan policies and individual project submittal (site plans, subdivision proposals, etc.) in a more area-specific manner than is possible with community wide zoning ordinances. As a result, a specific plan's emphasis focuses on establishing guidelines and concrete development standards to supplement those of the general plan. Specific plans must be consistent with all facets of the general plan, including the policy statements contained within the general plan document. In turn, zoning, subdivisions, and public works projects must be consistent with the Specific plan.

The McDonnell Centre Business Park Specific Plan contains detailed regulations, guidelines and implementation measures that will serve as a guide, providing consistency with the City's general plan and standards and guidelines by which future development will be approved.

This section explains how the McDonnell Centre Business Park Specific Plan achieves consistency with the City of Huntington Beach General Plan. The four (4) points listed below provide the basis for the consistency analysis contained in this section.

1. California Government Code Section 65450-65553 permits adoption and administration of Specific Plans as an implementing tool for the General Plan.

2. The current General Plan for the site is "Industrial" with a Floor Area Ratio (F.A.R.) of 0.75. The site is currently zoned "IL" Limited Industrial and "IL-H" Limited Industrial - High Rise Overlay. There is no restriction in the zoning code concerning Floor Area Ratios. The adoption of the Specific Plan will supersede the existing zoning and adopt a new set of zoning regulations. Adoption of the Specific Plan is consistent with the General Plan; therefore, a General Plan amendment is not required.

3. The Specific Plan must be consistent with the General Plan and serve to implement all aspects of the General Plan as it applies to the designated area.

4. The City of Huntington Beach's General Plan Update, adopted in 1995, is comprised of 16 separate elements: 1) land use, 2) urban design, 3) housing, 4) historic and cultural resources, 5) economic development, 6) growth management, 7) circulation, 8) public facilities and public services, 9) recreation and community services, 10) utilities, 11) environmental resources/ conservation, 12) air quality, 13) environmental hazards, 14) noise, 15)

coastal and 16) hazardous materials. The following provides a brief discussion of these Elements which are applicable to the project including a listing of applicable goals and policies. Although the General Plan identifies objectives within each element, the policies actually implement the objectives and therefore provide more specific criteria of how the identified goals will be achieved. The discussion below indicates how the Specific Plan project meets the applicable policies.

1. LAND USE ELEMENT

The Land Use Element (LUE) for the City of Huntington Beach General Plan provides for the types, density/intensity, design, and distribution of commercial, residential, industrial, and agricultural land uses as well as public and private open space. The LUE includes goals designed to serve as a general guide for the future development of Huntington Beach in terms of location of uses, allowable residential densities, and other criteria.

The LUE designates the 307-acre McDonnell Centre Business Park project site Industrial with an FAR of 0.75. Typical permitted uses of the Industrial designation are light manufacturing, research and development, warehousing, business parks and professional offices, supporting retail, financial, and restaurants, and similar uses, or warehouse and sales outlets.

The primary goal of the Land Use Element is to provide guidance regarding the manner in which lands are to be used in the City of Huntington Beach. Applicable goals include:

- Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.
- Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.
- Achieve and maintain a high quality of architecture, landscape, and public open spaces in the City.
- Ensure that significant environmental habitats and resources are maintained.
- Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.
- Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City's neighborhoods, corridors, and centers.
- Achieve the development of industrial uses that provide job opportunities for existing and future residents, as well as the surrounding subregion, and generate revenue for the City.

The following applicable Land Use Element policies are identified below, followed in *italic* typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency.

Correlation of Land Use Development with Market Demands

Policies

LU 1.1.1

Establish incentives for the development of uses to support the needs and reflect the economic demands of City residents and visitors.

The Specific Plan area will be incrementally developed in phases over an extended period of time as outlined in Section 4.5 of the document. The project site has been divided into a number of Planning Areas, creating distinct subareas and allowing for private development to occur in a timely manner with an overall Master Plan concept. This approach will ensure that future economic development opportunities will be implemented dependent upon market conditions. Additionally, the Specific Plan allows for flexibility in the Specific Plan Development Regulations. This flexibility in development standards is intended to accommodate future market trends and tenant needs, without sacrificing the intended high-quality character of the project area.

During the formulation of the Specific Plan, staff identified uses to be permitted and prohibited within the document. "Future permitted uses" have the incentive of a "fast track" entitlement process since their approval shall be determined via the Director of Community Development vs. the Planning Commission or City Council.

LU 1.1.2
Promote development in accordance with the Economic Development Element.

The Specific Plan will encourage future development by promoting a comprehensive planned Industrial Park and allowing for future "fast-track" entitlement. This Specific Plan will promote development in accordance with the Economic Development Element. Additionally, the landowner is promoting development through its internal marketing strategies and real estate brokers.

Correlation of Land Use Development with Supporting Public Infrastructure and Services

Policies
LU 2.1.1
Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).

The Specific Plan area will be incrementally developed in phases over an extended period of time. The project site has been divided into a number of Planning Areas, creating distinct subareas and allowing for private development to occur in a timely manner with an overall Master Plan concept.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Circulation Plan and Public Facilities Plan for water, wastewater and storm drainage have been prepared for the project consistent with all standards and requirements of the applicable service agencies (refer to Sections 4.2 and 4.3 of the Specific Plan). These plans will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, a Master Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce public infrastructure and service improvement impacts from the buildout of future land uses. A listing of the proposed mitigation measures are provided as Appendix C.

LU 2.1.2
Require that the type, amount, and location of development be correlated with the provision of adequate supporting infrastructure and services (as defined in the Circulation and Public Utilities and Service Elements).

Development will be correlated with infrastructure needs. Section 4.0 of the Specific Plan presents the realistic development proposed for the planning areas and the circulation, public facilities and infrastructure plans which will support the Land Use Plan and reinforce the design concept. In addition, a development phasing plan has been prepared as Section 4.5 of the Specific Plan. The phasing plan identifies the amount and timing of infrastructure required to support various phases of development.

LU 2.1.3
Limit the type, location, and/or timing of development where there is inadequate public infrastructure and/or services to support land use development.

Development will be correlated with infrastructure needs. Section 4.0 of the Specific Plan presents the realistic development proposed for the planning areas and the circulation, public facilities and infrastructure plans which will support the Land Use Plan and reinforce the design concept. In addition, a development phasing plan has been prepared as Section 4.5 of the Specific Plan. The phasing plan identifies the amount and timing of infrastructure required to support various phases of development.

Quality of the City's Built Environment

Policies
LU 4.1.1
Require adherence to or consideration of the policies prescribed for Design and Development in this Plan, as appropriate.

Design Guidelines and Development Regulations are included as Sections 5.0 and 6.0 of the Specific Plan. Section 5.0 establishes a comprehensive set of design guidelines for the entire project area and for individual project development, while Section 6.0 presents a detailed description of the development regulations and standards which are necessary to guide and control new development and carry out the goals and policies of the Specific Plan and the City's General Plan..

LU 4.1.2
Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.

Landscape standards which require individual projects to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Sections 5.3 and 4.4 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

LU 4.1.3
Require property owners to maintain landscaping, remove and abate weeds, and replace unhealthy or dead landscape.

Landscape standards which require individual projects to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Sections 5.3

and 4.4 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

LU 4.1.4
Encourage developers to incorporate mature and specimen trees and other significant vegetation, as defined by the City, that may exist on a site into the design of a development project for that site.

Landscape standards which require individual projects to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 5.3 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan. The Landscape Plan (Section 4.4) also requires incorporation of mature and specimen trees that may exist on a site into the design.

LU 4.1.5
Consider creating incentives for the use of drought-tolerant species in landscape design.

Landscape standards which require individual projects to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 5.3 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan. Incentives for the use of drought-tolerant species in landscape design are also addressed in Section 4.4 of the Specific Plan and will be reviewed with the plans for development of individual parcels.

LU 4.1.6
Require that commercial and industrial development incorporate adequate drought-conscious irrigation systems and maintain the health of the landscape.

Landscape standards which require individual projects to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 5.3 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

The incorporation of adequate drought-conscious irrigation systems and maintenance of the health of the landscape is also addressed in Section 4.4 of the Specific Plan and will be reviewed with the plans for development of individual parcels.

LU 4.1.7
Require that all commercial and industrial landscape be adequately irrigated with automatic irrigation systems.

Landscape standards which require individual projects to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 5.3 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

The incorporation of automatic irrigation systems is also addressed in Section 4.4 of the Specific Plan and will be reviewed with the plans for development of individual parcels.

LU 4.1.8
Use reclaimed water for the irrigation of public and private landscape, as feasible.

The City does not currently have a reclaimed water supply system available. As indicated in Section 4.4 of the Specific Plan, reclaimed water shall be utilized where and whenever feasible and shall comply with the City's "Water Efficient Landscape Requirements" (Ordinance #14.52). Usage will be addressed with future individual requests for development if such a system is available at that time.

LU 4.2.1
Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations; including new, adaptively re-used, and renovated buildings.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications related to new, adaptively reused, and renovated buildings not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

Additionally, a Master Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce public infrastructure and service improvement impacts from the buildout of future land uses. A listing of the proposed mitigation measures are provided as Appendix C.

LU 4.2.4
Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.

Section 5.0 Design Guidelines and Section 6.0 Development Regulations of the Specific Plan include requirements for parking, access requirements, supporting functions, open space, etc.

LU 4.2.5
Require that all commercial, industrial, and public development incorporate appropriate design elements to facilitate access and use as required by State and Federal Laws such as the Americans with Disabilities Act.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request. Appropriate design elements to facilitate access and use shall be incorporated in accordance with State and Federal Laws (refer to Section 5.0 Design Guidelines of the Specific Plan).

LU 4.2.6
Monitor the conditions of buildings in the City and enforce pertinent building, municipal and zoning codes to ensure their maintenance and quality.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0

Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

Types and Densities of Land Use to be Permitted

Policies

LU 7.1.1

Accommodate existing uses and new development in accordance with the Land Use and Density Schedules (Table LU-2 - see below).

Table LU-2
Land Use Density and Intensity Schedule

COMMERCIAL AND INDUSTRIAL

Commercial and industrial intensities indicate the maximum floor area ratio (FAR) which may be permitted on a site. The actual development intensity may be reduced to account for site conditions and constraints. FAR represents the total building area (floor space, excluding basements, balconies, and stair bulkheads) on a lot divided by the total area of that lot. (Note: commercial FAR's exceeding 0.4 normally necessitate subterranean or subterranean parking to provide adequate space to meet code required parking).

-F2A

Maximum floor area ratio of 0.75.

The Floor Area Ratio of the Planning Areas within the Specific Plan are at or below the 0.75 FAR. Overall, the maximum permitted FAR is 0.67 based on 8,376,366 SF on 289 net acres.

LU 7.1.5

Accommodate the development of a balance of land uses that maintain the City's fiscal viability and integrity of environmental resources.

The Specific Plan area will accommodate the development of a balance of land uses that maintain the City's fiscal viability and integrity of environmental resources. The proposed permitted land uses are consistent with the City's General Plan for the site and the project site has been divided into a number of Planning Areas, creating distinct subareas and allowing for private development to occur in a timely manner with an overall Master Plan concept. This approach will ensure that future economic development opportunities will be implemented dependent upon market conditions. Additionally, the Specific Plan allows for flexibility in the Specific Plan Development Regulations. This flexibility in development standards is intended to accommodate future market trends and tenant needs, without sacrificing the intended high-quality character of the project area.

LU 7.1.6

Accommodate the development of additional jobs-generating land uses that improve the 1992 jobs to housing ratio of 0.82 to 1.0 or greater; to meet objectives of the Regional Comprehensive Plan (Southern California Association of Governments) and Air Quality Management Plan. These should capitalize upon existing industrial strengths and emphasizing the clustering of similar or complementary industries.

The Specific Plan permits job-generating land uses that will assist in improving the 1992 jobs to housing ratio. Additionally,

the Specific Plan area will be incrementally developed in phases over an extended period of time as outlined in Section 4.5 of the document. The project site has been divided into a number of Planning Areas, creating distinct subareas and allowing for private development to occur in a timely manner with an overall Master Plan concept. This approach will ensure that future economic development opportunities will be implemented dependent upon market conditions. Additionally, the Specific Plan allows for flexibility in the Specific Plan Development Regulations. This flexibility in development standards is intended to accommodate future market trends and tenant needs, without sacrificing the intended high-quality character of the project area.

Additionally, during the formulation of the Specific Plan, staff identified uses to be permitted and prohibited within the document. "Future permitted uses" (which included mainly industrial and manufacturing uses) have the incentive of a "fast track" entitlement process since their approval shall be determined via the Director of Planning vs. the Planning Commission or City Council.

Distribution and Pattern of Development

Policies

LU 8.1.1

Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map, and in accordance with the principles discussed below.

a. Enhance a network of interrelated activity centers and corridors by their distinct functional role, activity, and/or form and scale of development.

e. Improve industrial districts to accommodate the changing characteristics and needs of manufacturing and other industrial sectors.

f. Intermix uses and densities in large-scale development projects.

The Specific Plan area will accommodate the development of a balance of land uses consistent with the patterns and distribution of use and density depicted on the Land Use Plan Map. The proposed permitted land uses are consistent with the City's General Plan for the site and the project site has been divided into a number of Planning Areas, creating distinct subareas and allowing for private development to occur in a timely manner with an overall Master Plan concept. This approach will ensure that future economic development opportunities will be implemented dependent upon market conditions. Additionally, the Specific Plan allows for flexibility in the Specific Plan Development Regulations. This flexibility in development standards is intended to accommodate future market trends and tenant needs, without sacrificing the intended high-quality character of the project area.

Industrial (I)

Permitted Uses

Policies

LU 12.1.1

Accommodate the continuation of existing and development of new manufacturing, research and development, professional offices, supporting retail commercial (including, but not limited to, sales areas for manufacturers and photocopy stores), restaurants, financial institutions, and similar uses in areas designated on the Land Use Plan Map in accordance with Policy 7.1.1.

The McDonnell Centre Business Park Specific Plan development concept outlined in Section 4.0 of the Specific Plan provides for a planned Industrial/Business Park complex in the northwestern portion of the City of Huntington Beach, consistent with the goals and policies of the Huntington Beach General Plan.

The project site has been divided into a number of Planning Areas, creating distinct subareas and allowing for private development to occur in a timely manner with an overall Master Plan concept. This approach will ensure that future economic development opportunities will be implemented dependent upon market conditions. Additionally, the Specific Plan allows for flexibility in the Specific Plan Development Regulations. This flexibility in development standards is intended to accommodate future market trends and tenant needs, without sacrificing the intended high-quality character of the project area.

During the formulation of the Specific Plan, staff also identified uses to be permitted and prohibited within the document. "Future permitted uses" have the incentive of a "fast track" entitlement process since their approval shall be determined via the Director of Planning vs. the Planning Commission or City Council.

LU 12.1.2
Allow for the development of warehouse and sales outlets on industrial sites that are located on and front designated arterial highways in proximity to arterial intersections provided that the use will not adversely impact the economic integrity or cohesiveness of the industrial district in which it is located or substantially reduce job opportunities for the City's residents.

Section 4.0 of the Specific Plan permits these uses in a manner that is consistent with this policy.

LU 12.1.3
Establish incentives for the inclusion of day-care, public meeting rooms, and other community-oriented facilities in industrial districts; possibly including the use of bonus densities, expedited entitlements, or other techniques.

Day-care, conference facilities and other public and semi-public uses are permitted (refer to Section 6.0 of the Specific Plan). As stated previously, during the formulation of the Specific Plan, staff identified uses to be permitted and prohibited within the document. "Future permitted uses" have the incentive of a "fast track" entitlement process since their approval shall be determined via the Director of Planning vs. the Planning Commission or City Council.

Design and Development

Policies
LU 12.1.4
Require that new and recycled industrial projects be designed and developed to achieve a high level of quality, distinctive character, and be compatible with existing uses.

The McDonnell Centre Business Park Specific Plan provides the framework and guidelines necessary to create a unique high quality industrial, research and development business park complex. The Specific Plan is designed to allow for development in a manner that is compatible with the surrounding neighborhood and City of Huntington Beach (refer to Sections 4.0 and 5.0 of the Specific Plan).

LU 12.1.5
Require that new and recycled industrial structures and sites be designed to convey visual interest and character and to be compatible with adjacent uses, considering the:

a. use of multiple building masses and volumes to provide visual interest and minimize the visual sense of bulk and mass;
b. architectural design treatment of all building elevations;
c. use of landscaping in open spaces and parking lots, including broad landscaped setbacks from principal peripheral streets;
d. enclosure of storage areas with decorative screening or walls;
e. location of site entries to minimize conflicts with adjacent residential neighborhoods; and
f. mitigation of noise, odor, lighting, and other impacts.

Section 5.0 Design Guidelines and Section 6.0 Development Regulations of the Specific Plan address these issues.

Additionally, a Master Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce noise, odor, lighting and other impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided in Appendix C.

LU 12.1.6
Require that multiple tenant and large-scale sites developed for light industrial uses be designed with the following considerations:

a. siting of buildings around common pedestrian walkways and public places (plazas, outdoor dining, etc.);
b. development of pedestrian walkways, arcades, and/or other visual elements to interconnect individual buildings;
c. use of common or compatible architectural design (materials, colors, design character, etc.);
d. use of consistent and well-designed public and information signage; and
e. installation of elements defining the key entry points and activity locations.

Section 5.0 Design Guidelines and Section 6.0 Development Regulations of the Specific Plan address these issues. Additionally, a Master Environmental Impact Report which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce aesthetic impacts from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C of the Specific Plan.

LU 12.1.7
Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts that may adversely impact Huntington Beach.

Section 6.0 Development Regulations identifies allowable uses and assists in the control of the development of certain industrial uses that may adversely impact Huntington Beach. Additionally, a Master Environmental Impact Report which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce environmental impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C of the Specific Plan.

LU12.1.8
Require that heavy industrial uses incorporate landscape setbacks, screening walls, berms, and/or other appropriate elements that mitigate visual and operational impacts with adjacent land uses.

Sections 4.4 Landscape Plan, 5.0 Design Guidelines and 6.0 Development Regulations of the Specific Plan address these issues. Additionally, a Master Environmental Impact Report which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce visual and operational impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C of the Specific Plan.

2. URBAN DESIGN ELEMENT

The Urban Design Element focuses on the quality of the City's physical and visual character, which is determined by the organization, scale, density and pattern of the community's built environment and open spaces.

The primary goal of the Urban Design Element is to establish and strengthen community identity. An applicable goal includes:

- Enhance the visual image of the City of Huntington Beach

The following applicable Urban Design Element policies are identified below, followed in *italic* typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency.

Nodes

Policies

UD 1.2.1

Require public improvements to enhance the existing setting for all key nodes and pedestrian areas through the consideration of the following:

a. provide pedestrian connections and visual continuity between the node and surrounding neighborhoods;
b. incorporate shade trees to shelter pedestrians;
c. incorporate the use of enhanced paving materials at the pedestrian crosswalks;
d. widen the sidewalks at intersections where feasible to minimize the length of pedestrian crossings; and
e. enhance the connections where feasible between the public sidewalk and private commercial interior open spaces/courtyards as described in the Land Use Element by using:
    - decorative paving materials;
    - landscape materials; and
    - street furniture
f. incorporate landscaping to mask oil operations and major utilities, such as the Edison generating station.

Landscape standards which require individual projects to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Sections 4.4 and 5.3 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

UD 1.2.2

Require that the nodes incorporate the public improvements specified in UD 1.2.1 and other elements that may be listed in the table, as feasible.

Landscape standards which require individual projects to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 4.4 and 5.3 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

Corridor Identity

Policies

UD 1.3.1

Require a consistent design theme and/or landscape design character along the community's corridors, reflecting the unique qualities of each district. Ensure that streetscape standards for the major commercial corridors, the residential corridors, and primary and secondary image corridors provide each corridor with its own identity while promoting visual continuity throughout the City.

Landscape standards which require individual projects to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 4.0 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

3. HOUSING ELEMENT

The Housing Element, adopted in July 1990, is intended to direct residential development and preservation in a way that coincides with the overall economic and social values of the community. The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as legal requirements that housing policy be made a part of the planning process. As such, the Element establishes policies that will guide City officials in daily decision making and sets forth an action program designed to enable the City to realize its housing goals. The City of Huntington Beach has adopted three goals for its housing program which are consistent with State and Regional housing policies. These goals are:

- The attainment of decent housing within a satisfying living environment for households of all socioeconomic, racial and ethnic groups in Huntington Beach.
- The provision of a variety of housing opportunities by type, tenure, and cost for households of all sizes throughout the City.
- The development of a balanced residential environment with access to employment opportunities, community facilities, and adequate services.

These goals relate to issues which are not directly applicable to the McDonnell Centre Business Park Specific Plan, since the Specific Plan is not designated for residential uses by the City General Plan. The Housing Element objectives and policies are also not applicable.

4. HISTORIC AND CULTURAL RESOURCES ELEMENT

The overall intent of the City of Huntington Beach Historical and Cultural Element is to identify the historical resources of the community, their current designations and community status, and the issues affecting their future. Goals include:

- To promote the preservation and restoration of the sites, structures and districts which have architectural, historical, and/or archaeological significance to the City of Huntington Beach.
- Develop avenues for communication and participation in arts and cultural activities and programming to bring together diverse segments of the community.
- Highlight the City's unique cultural heritage and enhance its visual appeal.
- Expand opportunities for the City's children to receive quality experiences of arts and culture.

- Establish a wide range of arts and cultural programs and facilities that address the needs and interest of residents, workers, and visitors.

These goals relate to issues which are not directly applicable to the McDonnell Centre Business Park Specific Plan, since the Specific Plan area does not contain any significant historic and cultural resources. The Historic and Cultural Resources Element objectives and policies are also not applicable.

5. ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element is specifically concerned with the identification of a strategy to address development potentials that will broaden and stabilize the City's economic base. Its goals and policies are formulated to provide new policy direction for the City and the planning area.

The primary goal of the Economic Development Element is to provide for the economic opportunities of City's residents; business retention and expansion; and land use plan implementation. Applicable goals include:

- Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.
- Aggressively retain and enhance the existing commercial, industrial and visitor serving uses while attracting new uses to Huntington Beach.
- Enhance Huntington Beach's economic development potential through strategic land use planning and sound urban design practices.

The following applicable Economic Development Element policies are identified below, followed in *italic* typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency.

Economic Growth

Policies

ED 1.1.1

Maintain and expand economic and business development programs that encourage and stimulate business opportunities within the City.

The Specific Plan will stimulate business opportunities within the City by allowing for and encouraging development consistent with the Specific Plan under an expedited entitlement process.

Additionally, the Specific Plan provides for a range of employment opportunities in the professional, retail, service and industrial fields; thus stimulating business opportunities and widening the employee base of the community. Refer to Section 6.0 Development Standards for a list of permitted uses.

Industrial Use

Policies

ED 2.5.1

Encourage and assist existing and potential industrial owners to update, modernize, and expand their industrial properties.

The Specific Plan will encourage future industrial development by promoting a comprehensive planned Industrial Park and allowing for future "fast-track" entitlement. This Specific Plan will promote development in accordance with the Economic

Development Element. Additionally, the landowner is promoting development through its internal marketing strategies and real estate brokers.

ED 2.5.2
Seek to capture "new growth" industries such as, but not limited to:

- "knowledge" based industries, such as research and development firms (higher technology communications and information industries);communication industry service providers and equipment manufactures which are creating the next series of consumer and utility company equipment and services; biotechnical industries;environmental technology; and point of sale industries.

The McDonnell Centre Business Park Specific Plan seeks to capture "new growth" industries by allowing for and encouraging development consistent with the Specific Plan under an expedited entitlement process.

Additionally, the Specific Plan provides for a range of employment opportunities in the professional, retail, service and industrial fields; thus stimulating business opportunities and widening the employee base of the community. Refer to Section 6.0 Development Regulations for a list of permitted uses.

6. GROWTH MANAGEMENT ELEMENT

The Growth Management Element, adopted in April 1992, is a pre-requisite to establish and continue eligibility to receive monies generated by the sales tax which was approved by Orange County voters in November 1990 as Measure M (Revised Traffic Improvement and Growth Management Ordinance). The purpose and intent of the Growth Management Element is to establish goals, policies and programs that will promote growth and development based upon the City's ability to provide an adequate circulation system and public facilities and services.

The applicable goals of the Growth Management Element are to:

- Reduce traffic congestion
- Ensure that adequate transportation and public facilities and public services are provided for existing and future residents of the City.

The following applicable Growth Management Element policies are identified below, followed in *italic* typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency.

Police

Policies
5.1.1
Establish a 5 minute response time for priority 1 calls (where there is a threat to life or property) for service 85% of the time.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public services to serve the proposed project as specified in sections 4.3. A Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce public services impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

5.1.2
Continue long range planning for police services to include appropriate equipment, facilities, and staffing.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public services to serve the proposed project as specified in sections 4.3. A Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce public services impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

5.1.3
Establish response times for priority 2 (where a threat to life or property is possible) and priority 3 (where there is no threat) calls with concurrence of Chief of Police and City Council.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public services to serve the proposed project as specified in sections 4.3. A Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce public services impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

5.1.4
Ensure new developments meet security requirements.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public services to serve the proposed project as specified in sections 4.3. A Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce public services impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

Fire/Paramedic Services

5.2.1
Provide a 5 minute response time for emergency fire services 80% of the time.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public services to serve the proposed project as specified in sections 4.3. A Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce public services impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

5.2.2
Provide a 5 minute response time for paramedic services 80% of the time.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public services to serve the proposed project. A Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce public services impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

5.2.3
Ensure new development includes fire prevention methods and standards.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public services to serve the proposed project as specified in sections 4.3. A Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce public services impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

5.2.4
Provide appropriate fire facilities, apparatus, equipment, and staffing.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public services to serve the proposed project as specified in sections 4.3. A Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce public services impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

Traffic/Circulation

5.3.1
Increase the City's involvement with contiguous and regional agencies in circulation planning.

A Circulation Plan (refer to Section 4.2 of the Specific Plan) has been prepared for the project consistent with all standards and requirements of the applicable service agencies. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce circulation impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

5.3.3
Establish Level of Service "C" as the minimum acceptable standard on the City's arterial streets.

A Circulation Plan (refer to Section 4.2 of the Specific Plan) has been prepared for the project consistent with all standards and requirements of the applicable service agencies. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce circulation impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

5.3.4
Establish Level of Service "D" as the minimum acceptable standard on arterial intersections except those intersections included on the Deficient Intersection List established by Public Works.

A Circulation Plan (refer to Section 4.2 of the Specific Plan) has been prepared for the project consistent with all standards and requirements of the applicable service agencies. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support

the land uses proposed by the Specific Plan.
Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce circulation impacts resulting from the buildout of future land uses.
A listing of the proposed mitigation measures is provided as Appendix C.

5.3.5
Establish a plan to fund transportation improvements.

As indicated in the Specific Plan (Section 2.5), a Growth Management Plan (GMP) is required to implement the passage of Orange County Measure M approved in the 1990 election to ensure that the planning, management and implementation of traffic improvements and public facilities are adequate to meet current and projected needs. New developments in the McDonnell Centre Business Park Specific Plan Development will be correlated with infrastructure needs. Section 4.0 of the Specific Plan presents the realistic development proposed for the planning areas and the circulation plans which will support the Land Use Plan and reinforce the design concept. In addition, a development phasing plan has been prepared as Section 4.5 of the Specific Plan. The phasing plan identifies the amount and timing of infrastructure required to support various phases of development.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce circulation impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

5.3.6
Promote traffic reduction strategies including alternate travel modes, alternate work hours, and decrease in number of vehicle trips.

Section 4.2 of the Specific Plan indicates that alternative forms of transportation should also receive careful consideration. Each future business developed within the Specific Plan will be required to address this issue.
Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce circulation impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

5.3.7
Participate in Measure M sales tax revenue allocation program for mitigation or construction of improvements to the existing circulation.

As indicated in the Specific Plan (Section 2.5), a Growth Management Plan (GMP) is required to implement the passage of Orange County Measure M approved in the 1990 election to ensure that the planning, management and implementation of traffic improvements and public facilities are adequate to meet current and projected needs. New developments in the McDonnell Centre Business Park Specific Plan Development will be correlated with infrastructure needs. Section 4.0 of the Specific Plan presents the realistic development proposed for the planning areas and the circulation plans which will support the Land Use Plan and reinforce the design concept. In addition, a development phasing plan has been prepared as Section 4.5 of the Specific Plan. The phasing plan identifies the amount and timing of infrastructure required to support various phases of development.

A Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce circulation impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

Water

Policies

5.5.1

Provide water service to all areas with the following standards:

a. Water pressure be provided under average and peak hour demand conditions (minimum 50 psi, maximum 80 psi, average 60-65 psi no more than 5 psi fluctuation in a 24 hour period).
b. Provide fire flow capabilities that meet the Fire Department's requirements.
c. Provide emergency water supply for a minimum of five days.
d. Provide the best quality of water available at the mot reasonable cost.
e. Meet all requests for service in a timely manner.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Public Facilities Plan (refer to Section 4.3 of the Specific Plan) has been prepared for the project consistent with all standards and requirements of the applicable service agencies. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce impacts to water service resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

5.5.2

Explore the economic and practical feasibility of using reclaimed water.

The City does not currently have a reclaimed water supply system available. As indicated in Section 4.4 of the Specific Plan, reclaimed water shall be utilized where and whenever feasible and shall comply with the City's "Water Efficient Landscape Requirements" (Ordinance #1452). Usage will be addressed with future individual requests for development if such a system is available at that time.

Sewer

Policies

5.6.1

Encourage completion of the Orange County Sanitation District's Coast Trunk Sewer Line and Slater Pump Station.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Public Facilities Plan (refer to Section 4.3 of the Specific Plan) has been prepared for the project consistent with all standards and requirements of the applicable service agencies. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce impacts to sewer service resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

5.6.3

Encourage new development to comply with Orange County Sanitation District 3 and 11 requirements.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Public Facilities Plan (refer to Section 4.3 of the Specific Plan) has been prepared for the project consistent with all standards and requirements of the applicable service agencies. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce impacts to sewer service resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

Drainage

Policies

5.7.1

Provide the Local Storm Drain System to comply with 25 year storm standard.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Public Facilities Plan (refer to Section 4.3 of the Specific Plan) has been prepared for the project consistent with all standards and requirements of the applicable service agencies. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce impacts to storm drain system resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

5.7.2

Encourage completion of the Santa Ana River Project and work with appropriate State, Federal, and local agencies to provide 100-year flood protection of the Santa Ana River.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Public Facilities Plan (refer to Section 4.3 of the Specific Plan) has been prepared for the project consistent with all standards and requirements of the applicable service agencies. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce flooding

impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

Land Use

Policies
5.8.1
Promote balanced growth of residential and non-residential land uses and supporting public facilities and services.

The Specific Plan prepared for this project area promotes the development of a comprehensive planned Industrial Park, consistent with the City's land use designation.

7. CIRCULATION ELEMENT

The purpose of the Circulation Element is to evaluate the transportation needs of the City and present a comprehensive transportation plan to accommodate those needs. The Circulation Element focuses on the City's arterial streets and highways; public transportation modes and services; water transportation; and air transportation.

The primary goal of the Circulation Element is to provide a multi-mode transportation system that ensures the safe and efficient movement of people and goods. Applicable goals include:

- Provide a balanced transportation system that supports the policies of the General Plan and facilitates the safe and efficient movement of people and goods throughout the City while minimizing environmental impacts.
- Provide a circulation system which supports existing, approved and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.
- Develop a balanced and integrated multi-modal transportation system.
- Encourage and develop a transportation demand management (TDM) system to assist in mitigating traffic impacts and in maintaining a desired level of service on the circulation system.
- Provide sufficient, well designed and convenient on and off street parking facilities throughout the City.

The following applicable Circulation Element policies are identified below, followed in *italic* typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency.

Streets and Highways

Policies
CE 2.1.1
Maintain a city-wide level of service (LOS) not to exceed LOS "D" for intersections during the peak hours.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public facilities to serve the proposed project. A Circulation Plan (refer to Section 4.2 of the Specific Plan) for the project has been prepared to be consistent with the City of Huntington Beach's Circulation Element. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park

Specific Plan proposes mitigation measures to reduce impacts related to LOS resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

CE 2.1.2
Maintain a city-wide level of service (LOS) for links not to exceed LOS "C" for daily traffic with the exception of Pacific Coast Highway south of Brookhurst Street.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public facilities to serve the proposed project. A Circulation Plan (refer to Section 4.2 of the Specific Plan) for the project has been prepared to be consistent with the City of Huntington Beach's Circulation Element. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce impacts related to LOS resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

Public Transportation

Policies
CE 3.1.1
Encourage and support the various public transit agencies and companies, ride sharing programs, and other incentive programs, that allow residents to utilize forms of transportation other than the private automobile.

The project Circulation Plan identifies bus stop locations along the project frontage on Bolsa Avenue. As a supplement to vehicular access to the project area, potential future access may be available from the rail line on the northern boundary of the site. The Circulation Plan preserves access to this line for future options.

CE 3.2.1
Require developers to include transit facilities, such as park-and ride sites, bus benches, shelters, pads or turn-outs in their development plans, where feasible as specified in the City's TDM Ordinance.

The City of Huntington Beach has adopted a TDM ordinance. As discussed in Section 2.5 of the Specific Plan, all developments within this Specific Plan project will comply with City requirements.

Transportation Demand Management/Transportation Systems Management

Policies
4.1.1
Encourage non-residential development to provide employee incentives for utilizing alternatives to the conventional automobile (i.e., carpools, vanpools, buses, bicycles and walking.

Section 4.2 of the Specific Plan indicates that alternative forms of transportation should also receive careful consideration. Each future business developed within the Specific Plan will be required to address this issue.

CE 4.1.5
Promote ride sharing through publicity and provision of information to the public.

Section 4.2 of the Specific Plan indicates that alternative forms of transportation should also receive careful consideration. Each future business developed within the Specific Plan will be required to address this issue.

CE 4.1.6
Encourage that proposals for major new non-residential developments include submission of a TDM plan to the City.

The City of Huntington Beach has adopted a TDM ordinance. As discussed in Section 2.5 of the Specific Plan, all developments within this Specific Plan project will comply with City requirements.

Parking Facilities

Policies
CE 5.1.1
Maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use to serve the proposed project. Section 6.3 Development Standards of the Specific Plan identifies specific requirements related to the provision of parking. All developments will also be required to meet the minimum on-site parking standards of the Huntington Beach Zoning and Subdivision Ordinance. The plan will be approved by the City and the landowner will be constructing parking required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce impacts related to parking facilities resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

CE 5.1.2
Provide safe and convenient parking that has minimal impacts of the natural environment, the community image, or quality of life.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use to serve the proposed project. Section 6.3 Development Standards of the Specific Plan identifies specific requirements related to the provision of parking. All developments will also be required to meet the minimum on-site parking standards of the Huntington Beach Zoning and Subdivision Ordinance. The plan will be approved by the City and the landowner will be constructing parking required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce impacts related to parking facilities resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

Scenic Highways

Policies

CE 7.1.1

Require the roadways, as shown in Figure CE-12, to be improved and maintained as local scenic highways, major urban scenic highways, minor urban scenic highways, and landscape corridors with key entry points.

Landscape standards which require individual projects to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 4.4 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

CE 7.1.4

Establish landscape and urban streetscape design themes for landscape corridors, minor scenic urban corridors, and major urban scenic corridors which create a different character enhancing the corridor's surrounding land uses. For example, the design theme for corridors adjacent to residential neighborhoods should be different than the design theme for industrial or commercial uses.

The Landscape Plan for the McDonnell Centre Business Park (Section 4.4 of the Specific Plan) has been prepared to establish the design character and visual qualities of the interior and perimeter of the project area. Treatments along individual property lines shall be designed to provide security and privacy while providing visual compatibility.

CE 7.1.5

Require any bridges, culverts, drainage ditches, retaining walls and other ancillary roadway elements to be compatible and architecturally consistent with surrounding development and any other design guidelines.

As described in Section 4.4 of the Specific Plan, project area walls screening and fencing along the perimeter arterials shall provide project identity, privacy and noise control. Walls along individual property lines shall be designed to provide security and privacy while providing visual compatibility.

CE 7.1.7

Continue to construct landscaped medians in existing major and primary arterial streets and continue to require the construction of landscaped medians in new developments.
Landscape standards which require implementation of the above policy are included as Section 4.4 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

CE 7.3.1

Require that new development include landscaping that is compatible with the visual character of the designated scenic highways and corridors.

Landscape standards which require individual projects to submit and implement a landscape plan consistent with the overall Specific Plan standards are included as Section 4.4 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

8. PUBLIC FACILITIES AND PUBLIC SERVICES ELEMENT

The Public Facilities and Public Services Element discusses public facility service provision for Huntington Beach residents and businesses. The services discussed in this element include: law enforcement, fire protection, marine safety, education, libraries, and governmental administration.

Applicable goals include:

- Protect the community from criminal activity, reduce the incidence of crime and provide other necessary services within the City.

- Ensure adequate protection from fire and medical emergencies for Huntington Beach residents and property owners.
- Promote a strong public school system which advocates quality education. Promote the maintenance and enhancement of the existing educational systems facilities, and opportunities for students and residents of the City to enhance the quality of life for existing and future residents.

The following applicable Public Facilities and Public Services Element policies are identified below, followed in *italic* typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency.

Police

The applicable Public Facilities and Public Services Element policies related to police have been identified within the Growth Management Element discussion, followed in italic typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency. Refer to the discussion of the Growth Management Element.

Fire/Paramedic

The applicable Public Facilities and Public Services Element policies related to fire/paramedic have been identified within the Growth Management Element discussion, followed in italic typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency. Refer to the discussion of the Growth Management Element.

9. RECREATION AND COMMUNITY SERVICES ELEMENT

The Recreation and Community Services Element has been adopted to identify, maintain and enhance local parks and recreational services and facilities.

Applicable goals include:

- Enrich the quality of life for all citizens of Huntington Beach by providing constructive and creative leisure opportunities.
- Provide adequately sized and located active and passive park lands to meet the recreational needs of existing and future residents, and to preserve natural resources within the City of Huntington Beach and its sphere of influence.
- Develop park sites to provide diverse recreational and sports facilities that meet the residents' and visitors' active and passive recreational needs.
- Ensure recreation facilities are renovated and upgraded to meet the current recreational interests of adults and youth.
- Provide parks and other open space areas that are efficiently designed to maximize use while providing cost efficient maintenance and operations.

These goals relate to issues which are not directly applicable to the McDonnell Centre Business Park Specific Plan, since the Specific Plan is not designated for residential uses by the City General Plan. The Recreation and Community Services

Element objectives and policies are also not applicable.

10. UTILITIES ELEMENT

The Utilities Element discusses water supply, sanitation treatment (wastewater), storm drainage, solid waste disposal, natural gas, electricity, and telecommunications.

Applicable goals include:

- Provide a water supply system which is able to meet the projected water demands; upgrade deficient systems and expand water treatment, supply, and distribution facilities; and pursue funding sources to reduce the costs of water provision in the City.
- Provide a wastewater collection and treatment system which is able to support permitted land uses; upgrade existing deficient systems; and pursue funding sources to reduce costs of wastewater service provision in the City.
- Provide a flood control system which is able to support the permitted land uses while preserving the public safety; upgrade existing deficient systems; and pursue funding sources to reduce the costs of flood control provision in the City.
- Maintain solid waste collection and disposal services in accordance with the California Integrated Waste Management Act of 1989 (AB939), and pursue funding sources to reduce the cost of the collection and disposal services in the City.
- Maintain and expand service provision to City of Huntington Beach residences and businesses.

The following applicable Utilities Element policies are identified below, followed in *italic* typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency.

Water

The applicable Utilities Element policies related to water supply and distribution facilities have been identified within the Growth Management Element discussion, followed in italic typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency. Refer to the discussion of the Growth Management Element.

Wastewater Treatment and Facilities

The applicable Utilities Element policies related to wastewater treatment and facilities have been identified within the Growth Management Element discussion, followed in italic typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency. Refer to the discussion of the Growth Management Element.

Storm Drainage

The applicable Utilities Element policies related to storm drainage and flood control facilities have been identified within the Growth Management Element discussion, followed in italic typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency. Refer to the discussion of the Growth Management Element.

Solid Waste

Policies

U 4.1.2

Maintain adequate solid waste collection for commercial, industrial, and residential developments in accordance with state law.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications pertaining to solid waster collection, not addressed in the Specific Plan, shall be subject to the City's adopted regulations in place at the time of any individual request.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce impacts related to solid waste collection resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

Gas Supply, Telecommunication, Electricity

Policies

5.1.1

Continue to work with serviced providers to maintain current levels of service and facilitate improved levels of service.

The McDonnell Centre Business Park Specific Plan shall ensure the provision of adequate public facilities and utilities to serve the proposed project. A Public Facilities Plan (refer to Section 4.3 of the Specific Plan) has been prepared for the project consistent with all standards and requirements of the applicable service agencies. This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce impacts related to gas supply, telecommunication and electricity services resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

11. ENVIRONMENTAL RESOURCES / CONSERVATION ELEMENT

The Environmental Resources/Conservation Element addresses the City of Huntington Beach's environmental resources. Applicable goals include:

- Improve and enhance the overall aesthetic value and appearance of the City of Huntington Beach through the provision and maintenance of local public and private open space.
- Protect and preserve significant habitats of plant and wildlife species, including wetlands, for their intrinsic values.
- Conserve the natural environment and resources of the community for the long-term benefit and enjoyment of its residents and visitors.

The following applicable Environmental Resources and/or Conservation Element policies are identified below, followed in *italic* typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency.

Open Space

Policies

ERC 1.1.1

Encourage the provision of open space elements within the larger-scale development projects including but not limited to public plazas, entry courts, and planned development common areas.

As indicated in Section 4.4 Landscape Plan of the Specific Plan, each project development shall provide sufficient landscaping to continue the Landscape Plan concept, a minimum of 10 percent of the net project as well as encourage the provision of open space elements.

Aesthetic Resources

Policies

ERC 4.1.7

Include commercial, residential, industrial, and natural areas in the billboard removal programs.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

ERC 4.1.8

Include commercial, residential, industrial, and natural areas in the electrical undergrounding program.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

Water, Electricity, and Gas Conservation

Policies

ERC 5.2.1

Require, the use of reclaimed water in common areas and landscape treatments of all proposed developments.

The City does not currently have a reclaimed water supply system available. As indicated in Section 4.4 of the Specific Plan, reclaimed water shall be utilized where and whenever feasible and shall comply with the City's "Water Efficient Landscape Requirements" (Ordinance #1452). Usage will be addressed with future individual requests for development if such a system is available at that time.

ERC 5.2.2

Create standards for landscaping and irrigation which are in compliance with State requirements.

Landscape standards which require individual projects to submit and implement a landscape plan consistent with the overall Specific Plan standards and in compliance with State requirements, are included as Section 4.4 of the Specific Plan. The landscape standards will apply to all development within the Specific Plan.

12. AIR QUALITY ELEMENT

The purpose of the Air Quality Element is to address air quality factors affecting the City, and establish goals, policies and programs in order to help achieve the goals of the Air Quality Management Plan adopted by South Coast Air Quality Management District.

An applicable goal includes:

- Improve regional air quality by a) decreasing reliance on single occupancy vehicular trips, b) increasing efficiency of transit, c) shortening vehicle trips through a more efficient jobs-housing balance and a more efficient land use pattern, and d) increasing energy efficiency.

The following applicable Air Quality Element policies are identified below, followed in *italic* typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency.

Vehicle Work Trips

Policies
1.1.5
Encourage all new commercial, industrial, and residential structures to accommodate appropriate trip reducing activities such as alternative work schedules, on-site day-care facilities, on-site automated teller machines, "mail-in" applications, or telecommuting and/or teleconferencing facilities as technology becomes available.

The City of Huntington Beach has adopted a TDM ordinance, which addresses appropriate trip reducing activities. As discussed in Section 2.5 of the Specific Plan, all developments within this Specific Plan project will comply with City requirements.

Additionally, a Master Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce public infrastructure and service improvement impacts from the buildout of future land uses. A listing of the proposed mitigation measure is provided as Appendix C.

Transit Trips

Policies
AQ 2.1.2
Require developers of employment centers with 100 or more employees and major activity centers to include transit amenities and transit access as an integrated part of their projects.

The City of Huntington Beach has adopted a TDM ordinance, which addresses appropriate trip reducing activities. As discussed in Section 2.5 of the Specific Plan, all developments within this Specific Plan project will comply with City requirements.

Additionally, a Master Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce public

infrastructure and service improvement impacts from the buildout of future land uses. A listing of the proposed mitigation measure is provided as Appendix C.

AQ 2.1.4
Encourage major commercial and industrial development projects located along transit routes to include integrated transit access points in the project design.

A Circulation Plan has been prepared for the project consistent with all standards and requirements of the applicable service agencies (refer to Section 4.2 of the Specific Plan). This plan will be approved by the City and the landowner will be constructing public infrastructure as required by the City in order to support the land uses proposed by the Specific Plan.

Additionally, a Master Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce public infrastructure and service improvement impacts from the buildout of future land uses. A listing of the proposed mitigation measure is provided as Appendix C.

Carpool and Vanpool Trips
Policies
AQ 3.1.2
Require that employment centers with 100 or more employees increase the availability and the "attractiveness" of parking spaces for vans and carpools.

The City of Huntington Beach has adopted a TDM ordinance, which addresses appropriate trip reducing activities. As discussed in Section 2.5 of the Specific Plan, all developments within this Specific Plan project will comply with City requirements.

Additionally, a Master Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce public infrastructure and service improvement impacts from the buildout of future land uses. A listing of the proposed mitigation measure is provided as Appendix C.

Vehicle Trip Distances

Policies
AQ 5.1.2
Continue to encourage job growth by maintaining the supply of commercial and industrial designated land in accordance with the Land Use Map.

Consistent with the General Plan and in accordance with the Land Use Map, the Specific Plan permits job-generating land uses that will assist in improving the 1992 jobs to housing ratio. Additionally, the Specific Plan area will be incrementally developed in phases over an extended period of time as outlined in Section 4.5 of the document. The project site has been divided into a number of Planning Areas, creating distinct subareas and allowing for private development to occur in a timely manner with an overall Master Plan concept. This approach will ensure that future economic development opportunities will be implemented dependent upon market conditions. Additionally, the Specific Plan allows for flexibility in the Specific Plan Development Regulations. This flexibility in development standards is intended to accommodate future market trends and tenant needs, without sacrificing the intended high-quality character of the project area.

AQ 5.1.4
Encourage day-care facilities to be located at work sites with

100 or more employees.
Day-care facilities are permitted within all planning areas of the Specific Plan (refer to Section 6.0 Development Regulations).

Particulate Emissions

AQ 8.1.1
Continue to enforce construction site guidelines that require truck operators to minimize particulate emission.
Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce particulate emissions resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C.

AQ 8.1.2
Require installation of temporary construction facilities (such as wheel washers) and implementation of construction practices that minimize dirt and soil transfer onto public roadways.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to minimize dirt and soil transfer onto public roadways. A listing of the proposed mitigation measures is provided as Appendix C.

AQ 10.1.1
Continue to require the utilization and installation of energy conservation features in all new construction.
Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

AQ 10.1.3
Encourage energy use audits, and identify conservation measures, for all existing commercial and industrial structures.
Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

13. COASTAL ELEMENT

The Coastal Element, amended in 1992, includes information sufficiently detailed to indicate kinds, location and intensity of land use and applicable resource protection and development policies. The Coastal Element designates different categories of land uses which will be permitted within the coastal zone and specifies the areas where each land use map, categories and additional policies together constitute the Coastal Element, which is intended to reflect local conditions and needs while meeting the Coastal Act policies and requirements.

The Coastal Element is organized around the following issue areas which have been identified as relevant to the City's coastal zone:

- Recreation and Shoreline Access
- Visitor-Serving Facilities
- Visual Resources
- Water and Marine Resources and Diking, Dredging, Fill ing and Shoreline Structures
- Environmentally Sensitive Habitats
- Energy
- Community Facilities
- Coastal Land Use Plan
- Next Steps in Coastal Planning

The goals and policies within the Coastal Element provide guidance and direction for development in the coastal zone.

The goals of the Coastal Element relate to issues which are not directly applicable to the McDonnell Centre Business Park Specific Plan, since the Specific Plan area is not within the coastal zone. The Coastal Element objectives and policies are also not applicable.

14. ENVIRONMENTAL HAZARDS ELEMENT

The Environmental Hazards Element addresses flooding as it pertains to geologic, seismic and soils hazards. This Environmental Hazards Element and the referenced materials together satisfy the geologic and seismic portion of the Section 65302 (g) requirement.
Applicable goals include:

- Ensure that the number of deaths and injuries, levels of property damage, levels of economic and social disruption, and interruption of vital services resulting from seismic activity and geologic hazards shall be within levels of acceptable risk.
- Ensure the safety of the City's businesses and residents from methane hazards.
- Eliminate, to the greatest degree possible, the risk from flood hazards to life, property, public investment and

social order in the City of Huntington Beach.

- Ensure the safety of the City's businesses and resident from peat hazards.

The following applicable Environmental Hazards Element policies are identified below, followed in *italic* typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency.

Geologic/Seismic Safety

Policies

EH 1.2.1

Require appropriate engineering and building practices for all new structures to withstand groundshaking and liquefaction such as stated in the Uniform Building Code (UBC).

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

EH 1.3.5

Encourage property owners to take adequate steps to protect their property against economic risks resulting from seismic and geologic hazards.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

Additionally, a Master Plan Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to minimize dirt and soil transfer onto public roadways. A listing of the proposed mitigation measures is provided as Appendix C.

Flooding

Objective

EH 4.1

Ensure that the City's flood prevention standards and practices provide satisfactory safeguards for public and private development.

The Public Facilities Section of the Specific Plan (Section 4.3) addresses this policy. Additionally, upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of

the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

15.0 NOISE ELEMENT

The purpose of the Noise Element is to identify and appraise noise problems in the community. The Noise Element recognizes the guidelines adopted by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- Highways and freeways;
- Primary arterials and major local streets;
- Passenger and freight on-line railroad operations and ground rapid transit systems;
- Aviation and airport related operations;
- Other ground stationary noise sources contributing to community noise environment.
- An applicable goal includes:
- Ensure that all necessary and appropriate actions are taken to protect Huntington Beach residents, employees, visitors and noise sensitive uses from the adverse impacts created by excessive noise levels from stationary and ambient sources.

The following applicable Noise Element policies are identified below, followed in *italic* typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency.

Ambient Noise Impacts on the Community

Policies

N 1.2.2

Require new industrial and new commercial land uses or the major expansion of existing land uses to demonstrate that the new or expanded use would not be directly responsible for causing ambient noise levels to exceed an Ldn of 65 dB(A) exterior on areas containing "noise sensitive" land uses as depicted on Figure N-1.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request. The City Noise Ordinance addresses this policy.

Additionally, a Master Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce noise impacts from the buildout of future land uses. A listing of the proposed mitigation measures are provided as Appendix C.

N 1.2.5

Require development that generates increased traffic and subsequent increases in the ambient noise levels adjacent to

noise sensitive land uses to provide for appropriate mitigation measures in accordance with the acceptable limits of the City noise ordinance.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request. The City Noise Ordinance addresses this policy.
Additionally, a Master Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce noise impacts from the buildout of future land uses. A listing of the proposed mitigation measure is provided as Appendix C.

Traffic and Mechanical Equipment Related Noise Impacts

Policies
N 1.31
Require all new non-residential development to design and configure on-site ingress and egress points diverting traffic away from nearby "noise sensitive" land uses to the greatest degree practicable.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request. The City Noise Ordinance addresses this policy.

Additionally, a Master Environmental Impact Report, which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce noise impacts to nearby "noise sensitive" land uses from the buildout of future land uses. A listing of the proposed mitigation measure is provided as Appendix C.

N 1.3.7
Provide for the development of alternate transportation modes such as bicycle paths and pedestrian walkways to minimize the number of noise generating automobile trips.

Section 4.2 of the Specific Plan indicates that alternative forms of transportation should also receive careful consideration. Each future business developed within the Specific Plan will be required to address this issue.

N 1.3.8
Ensure that commercial and industrial uses, as required by the Air Quality Management Plan, implement Transportation Demand Management (TDM) programs such as incentives for car pooling, van pools, and the use of public transit.
The City of Huntington Beach has adopted a TDM ordinance. As discussed in Section 2.5 of the Specific Plan. All

developments within this Specific Plan project will comply with City requirements.

16. HAZARDOUS MATERIALS ELEMENT

In February 1987, the Orange County Board of Supervisors directed the preparation of a countywide hazardous waste management plan. The Orange County Hazardous Waste Management Plan, completed in January 1989 and amended in June 1991, establishes a city and county action program for managing hazardous waste through the year 2000.

The City of Huntington Beach must implement and incorporate applicable portions of the County Plan into their General Plan and Zoning Ordinance. State law requires that implementation of the County Plan occur within 180 days of the Plan being approved by the Sate Department of Health Services. An applicable goal includes:

- Reduce, to the greatest degree possible, the potential for harm to life, property and the environment from hazardous materials and hazardous waste.

The following applicable Hazardous Materials Element policies are identified below, following in *italics* typeface by an explanation of how the McDonnell Centre Business Park Specific Plan achieves consistency.

Policies

HM 1.1.1

Facilitate proper disposal of hazardous waste by providing means for safe disposal.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications pertaining to proper disposal of hazardous waste not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

HM 1.1.4

Implement federal, state and local regulations for the handling, storage and disposal of hazardous materials.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications related to the implementation of federal, state and local regulations for the handling, storage and disposal of hazardous materials not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

HM 1.2.2

Ensure that hazardous waste transportation activities are conducted in a manner that will minimize risks to sensitive uses.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

HM 1.2.3
Support land uses or developments adjacent to or within close proximity of sensitive uses, which do not utilize, store, handle, or contain hazardous materials and/or waste, and which would create an unsafe, unhealthy, or hazardous condition for adjacent uses.

Section 6.0 Development Regulations identifies allowable uses and assists in the control of the development of certain industrial uses that may adversely impact Huntington Beach. Additionally, a Master Environmental Impact Report which analyzes buildout of the McDonnell Centre Business Park Specific Plan proposes mitigation measures to reduce environmental impacts resulting from the buildout of future land uses. A listing of the proposed mitigation measures is provided as Appendix C of the Specific Plan.

HM 1.3.1
Encourage practices and technologies which will reduce the generation of hazardous wastes at their source.

Upon the City's adoption of the McDonnell Centre Business Park Specific Plan, the development procedures, regulations, standards and specifications of the Specific Plan shall supersede the relevant provisions of the City's zoning code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Section 6.0 Development Regulations of the Specific Plan provides specific development regulations and standards that will be applied to the Planning Areas contained in the Land Use Plan of this Specific Plan. All development regulations and building specifications related to the reduction of hazardous wastes not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of any individual request.

C. ADOPTED MITIGATION MONITORING PROGRAM AND STANDARD CITY POLICIES

(Refer to table on pages which follow.)

D. SPECIFIC PLAN AMENDMENT NO. 1

The purpose of this Specific Plan Amendment No.1 (February 2002) is to make minor modifications to the Specific Plan planning area boundaries and associated acreages that were contained in the originally adopted Specific Plan (October 1997). The ultimate Specific Plan buildout was also reduced by approximately 15,000 square feet. It should be noted that subsequent to the original Specific Plan adoption, the ownership of McDonnell Douglas changed to the Boeing Company. The references to the McDonnell Centre Business park have been maintained throughout this document to avoid confusion and to prevent the need for further edits to adopted City documents.

McDonnell Centre Business Park
Mitigation Monitoring Program

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
Off-site adjacent residential land uses located north and east of the project site will experience an aesthetic change associated with ultimate development of the McDonnell Centre Business Park. The proposed project, in conjunction with other past, present, and reasonably foreseeable future developments will incrementally contribute to changes to the perceived aesthetic quality of the local and regional area.	**Aesthetics/Urban Design** 1. Prior to issuance of grading permits within the Specific Plan, the project proponent for subsequent projects located within the Specific Plan area shall submit for review and approval, an Arborist report by a City approved International Society of Arborist (ISA) certified and consulting Arborist via the Director of Public Works to the City Landscape Architect This report shall detail the location, health, and quantity of mature trees, which currently exist within the project area. The final landscape plan shall illustrate which trees will be removed along with the quantity and location of replacement trees.	Prior to the issuance of grading permits	Applicant	Grading Permit Review	Once, upon completion	Departments of Planning and Public Works		
	2. Prior to issuance of building permits within the Specific Plan, the applicant shall (first submittal) submit three landscape construction sets for review and approval to the Public Works and Planning Departments. The landscape plans shall be prepared by a Licensed Landscape Architect and shall incorporate the McDonnell Centre Business Park Specific Plan requirements. Plants that are attractive to rodents shall be avoided.	Prior to the issuance of building permits	Applicant	Site Plan/ Construction Review	City option to implement as needed	Planning and Public Works Departments		
The project will affect on-site and nearby residents' nighttime perception of light and glare.	**Light and Glare** 1. Prior to issuance of building permits within the Specific Plan, all exterior lighting shall be consistent with the standards established by the Zoning Ordinance (unless otherwise addressed within the Specific Plan) to minimize on and off-site light and glare impacts. The lighting shall be approved by the Planning, Building and Safety, and Public Works Departments.	Prior to issuance of building permits	Applicant	Site Plan Review	City option to implement as needed	Planning, Building and Safety, and Public Works Departments		
The project will allow for the potential development of commercial recreation and entertainment-type uses in Planning Area 5. The development of such uses, which could include movie theaters, shops, etc., may result in an increase in night-time activity related light, unlike that of the typical industrial uses.	2. Prior to issuance of building permits for buildings constructed within Planning Area 5, proposed lighting shall be approved by the Planning, Building and Safety, and Public Works Departments.	Prior to issuance of building permits	Applicant	Site Plan Review	City option to implement as needed	Planning, Building and Safety, and Public Works Departments		
The project in conjunction with other past, present and reasonably foreseeable future projects will incrementally increase the amount of light and glare in the area. Over time, the project will contribute to a cumulative increase in the amount of light and glare in the vicinity.	3. Buildings shall emphasize the minimization of glare by incorporating non-reflective building materials. Individual building site plans shall be reviewed and approved by the City Planning Department to assure this measure is met prior to issuance of building permits within the Specific Plan.	Prior to the issuance of building permits	Applicant	Site Plan Review	City option to implement as needed	Planning Department		

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McDonnell Centre Business Park
Mitigation Monitoring Program

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
	Transportation/Circulation							
Construction related traffic will result from the future buildout of the Specific Plan.	1. Prior to the issuance of grading permits within the Specific Plan, each applicant shall coordinate with the City of Huntington Beach in developing a truck and construction vehicle routing plan. This plan shall specify the hours in which transport activities can occur and methods to minimize construction related impacts to adjacent residences. The final plan shall be approved by the Public Works Department.	Prior to the issuance of grading permits	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		
Increased activity on-site and in the vicinity of the project could expose pedestrians and bicycles to traffic hazards.	2. Prior to the issuance of building permits within the Specific Plan, each applicant shall coordinate with the City of Huntington Beach Public Works Department to ensure the following is accomplished: a. necessary review of signal warrants b. review/approval of turn ingress/egress c. review/approval of any added driveways d. parking analysis demonstrating parking supplies meet or exceed the demands The purpose of the above review is to: 1) ensure site specific impacts from individual projects are reduced to a level less than significant and 2) identify the timing of future signal installations/improvements.	Prior to the issuance of building permits	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		
	3. Prior to the issuance of building permits within the Specific Plan, the applicant shall demonstrate to the satisfaction of the City Transportation Manager that truck access points depicted on their "Final" site plan(s), meet the City's minimum truck turning radius standards.	Prior to the issuance of building permits	Applicant	Site Plan/ Construction Review	City option to implement as needed	Public Works Department		
	4. Prior to the issuance of building permits within the Specific Plan, the applicant shall demonstrate to the satisfaction of the City Transportation Manager that standards (including ADA) regarding pedestrian/bicycle safety along the perimeter sidewalks have been met.	Prior to the issuance of building permits	Applicant	Site Plan/ Construction Review	City option to implement as needed	Public Works Department		
Under the Level 3 Condition, the proposed interim project traffic is contributing to the need for intersection improvements.	5. The City of Huntington Beach shall collect its traffic impact fee as "interim" levels of development occurs prior to the issuance of building permits. These fees will relieve the developer of traffic mitigation obligations (as detailed for Levels 1, 2, and 3 as shown in Tables L and M of the Traffic Impact Assessment) resulting from the interim levels of development. The specific Level 1-3 improvements detailed in Tables L and M shall be added to the City's CIP and implemented in a reasonable time frame.	Prior to the issuance of building permits	Applicant	Site Plan/ Construction Review	City option to implement as needed	Public Works Department		

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McDonnell Centre Business Park
Mitigation Monitoring Program

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
Under the Level 3 Condition, the proposed interim project traffic is contributing to the need for intersection improvements. Under the Level 3 Condition, the proposed interim project traffic is contributing to the need for improvements at the roadway segments.	**Transportation / Circulation (Cont'd)**	Prior to the issuance of the first building permit	Applicant	Site Plan/ Construction Review	Once, upon completion	Public Works Department		
Under the Level 5 condition, the proposed buildout project traffic is contributing to the need for the identified improvements at Westminster/Bolsa Chica, Westminster-Rancho-Hammon, Bolsa/Springdale, and Bolsa/Golden West. Under the Level 5 condition, the proposed buildout project traffic is contributing to the need for improvements at Edinger to Heil along Bolsa Chica Street and Rancho to Bolsa along Bolsa Chica Street.	6. An updated Traffic Impact Assessment (TIA) shall be prepared at the expense of McDonnell Douglas or successor in interest as the interim trip budget is reached. The methodology to determine when a TIA is required is to start at the anticipated "existing" trip end total of 28,065 TE. For each new building developed (where the City traffic fee is applied), add the City trip generation requirement to the 28,065 total until the original 55,510 TE threshold is reached, at which point a traffic study would be required. The first 10,470 TE of entitlements "used" by Boeing would not be added to the trip budget accounting, but any subsequent use of the remaining 7,795 entitlements (no traffic fee required) would count toward the Interim trip budget. This revised TIA shall not relieve the developer of any obligation to pay any traffic impact fees (should the present or any other traffic impact fee program be in place) or provide for mitigation measures for development at the time of developments. Also, said TIA shall be presented to the Planning Commission for review prior to approval by Planning Director and Public Works Director.	Upon reaching 90% of the interim trip budget	Applicant	Site Plan Review/Project Operations	City option to implement as needed	Public Works Department		
	7. Throughout the Specific Plan implementation, the City shall maintain and update an annual trip budget monitoring report to determine the status of the constructed and approved development applications (entitled) development and resulting expected trips within the McDonnell Center Specific Plan area. This annual trip budget monitoring report shall be based upon building permits issued and (entitled) development within the McDonnell Center. The trip budget monitoring report shall include gross and usable square footages of the constructed and/or entitled usage, a description of the land usage, and the trip generation rates used for the land usage proposed. The trip rates used in the monitoring report shall be those rates contained in the latest *Trip Generation* manual published by the Institute of Transportation Engineers (currently the 5th edition and 5th edition update) or another reliable source (i.e., another traffic study) as approved by the City Traffic Engineer.	During project implementation and operation	Applicant	Project Operations	City option to implement as needed	Public Works Department		

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McDonnell Centre Business Park
Mitigation Monitoring Program

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
	Air Quality							
The proposed project is anticipated to exceed SCAQMD's daily threshold emission during construction activities. In addition, the addition of emissions to an air basin designated as non-attainment is considered under CEQA to be a significant impact.	1. During grading and construction, the applicant shall be responsible for compliance with the following:	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	a. During clearing, grading, earth moving or excavation, maintain equipment engines in proper tune.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
The proposed project in conjunction with other past, present, and reasonably foreseeable future projects will result in a short-term air quality impact due to construction activities. The addition of emissions to an air basin designated as non-attainment is considered under CEQA to be a significant impact.	b. After clearing, grading, earth moving or excavation:	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	(1) Wet the area down, sufficient enough to form a crust on the surface with repeated soakings, as necessary, to maintain the crust and prevent dust pick up by the wind. (2) Spread soil binders; and (3) Implement street sweeping as necessary.							
	c. During construction:	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	(1) Use water trucks or sprinkler systems to keep all areas where vehicles move damp enough to prevent dust raised when leaving the site; (2) Wet down areas in the late morning and after work is completed for the day;							
	(3) Use low sulfur fuel (.05% by weight) for construction equipment.							
	d. Phase and schedule construction activities to avoid high ozone days.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	e. Discontinue construction during second stage smog alerts.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	2. During grading and construction, the applicant shall be responsible for compliance with the following:	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	a. Require a phased schedule for construction activities to minimize daily emissions.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		

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McDonnell Centre Business Park
Mitigation Monitoring Program

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
	Air Quality (Cont'd)							
	b. Schedule activities to minimize the amount of exposed excavated soil during and after the end of work periods.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	c. Treat unattended construction areas with water (disturbed lands which have been, or are expected to be unused for four or more consecutive days).	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	d. Require the planting of vegetative ground cover as soon as possible on construction sites and super pads if construction is not anticipated within one month.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	e. Install vehicle wheel-washers before the roadway entrance at construction sites.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	f. Wash off trucks leaving site.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	g. Require all trucks hauling dirt, sand, soil or other loose substances and building materials to be covered, or to maintain a minimum freeboard of two feet between the top of the load and the top of the truck bed sides.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	h. Use vegetative stabilization, whenever possible, to control soil erosion from storm water especially on super pads.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	i. Require enclosures or chemical stabilization of open storage piles of sand, dirt, or other aggregate materials.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	j. Control off-road vehicle travel by posting driving speed limits on these roads.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	3. During grading and construction, the applicant shall be responsible for assuring that vehicle movement on any unpaved surface other than water trucks shall be terminated if wind speeds exceed 15 mph.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		

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McDonnell Centre Business Park
Mitigation Monitoring Program

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
	Air Quality (Cont'd)							
	4. During grading and construction, the applicant shall be responsible for the paving of all access aprons to the project site and the maintenance of the paving.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	5. Prior to issuance of grading permits within the Specific Plan, the applicant shall be responsible for assuring that construction vehicles be equipped with proper emission control equipment to substantially reduce emissions.	Prior to the issuance of grading permits	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		
	6. Prior to issuance of grading permits within the Specific Plan, the applicant shall be responsible for the incorporation of measures to reduce construction related traffic congestion into the project grading permit. Measures, subject to the approval and verification by the Planning Department, shall include: • Provision of rideshare incentives. • Provision of transit incentives for construction personnel. • Configuration of construction parking to minimize traffic interferences. • Measures to minimize obstruction of through traffic lanes. • Use of a flagman to guide traffic when deemed necessary.	Prior to the issuance of grading permits	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		
The project will result in the development of industrial uses which has the potential to generate objectionable odors which could affect nearby sensitive receptors.	7. Prior to the issuance of certificate of occupancy within the Specific Plan, the applicant shall provide proof to the City Director of Planning that the use will not emit objectionable odors or provide an air quality analysis including a quantitative assessment of odors and meteorological conditions consistent with the ASTM, Standard Method D1391 or Standard Method E679-79. Project design measures or additional control technology shall be implemented to ensure that odor emissions comply with SCAQMD standards.	Prior to the issuance of certificate of occupancy	Applicant	Site Plan Review	City option to implement as needed	Planning Department		
The proposed project in conjunction with other past, present, and reasonably foreseeable future projects will result in significant cumulative long-term impacts to air quality. The addition of emissions to an air basin designated as non-attainment is considered under CEQA to be a significant impact.	8. Prior to the issuance of certificates of occupancy within the Specific Plan, the applicant shall prepare a Transportation Demand Management Plan (TDM) for review and approval by the SCAQMD and City. At a minimum, the plan shall include the following major elements and shall be implemented in accordance with SCAQMD Rule 1501: • Provision of a commuter transportation coordinator, with responsibilities to include coordinating and facilitating formation of carpools and vanpools, serving as a resource person for transit information, coordinating sale of transit passes, monitoring progress towards TDM goals and surveying employees, etc.	Prior to the issuance of Certificate of Occupancy	Applicant	Certificate of Occupancy Review	City option to implement as needed	Planning Department		

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McDonnell Centre Business Park
Mitigation Monitoring Program

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
	Air Quality (Cont'd) • Provision of a commuter center which would include such information as: bus and rail transit schedules/maps; telephone numbers for the designated transportation coordinator; bus route and Metrolink schedules; ridesharing promotional material; bicycle route and facility information; and location of on-site vanpool/carpool spaces. • Carpool and vanpool program, including participation in a computerized matching system, provision of preferential parking, and provision of travel allowances/financial incentives. • Encouragement of non-vehicle modes, such as bicycle, walk, or bus transit. • Transit incentives and improvements, including subsidization of transit passes and dissemination of transit information and schedules.							
The proposed project has the potential to result in significant short-term noise impacts during construction activities. The proposed project in conjunction with other past, present, and reasonably foreseeable future projects will result in a short-term construction noise impact.	**Noise** 1. Prior to issuance of grading permits within the Specific Plan, the applicant shall submit and have approved a noise mitigation plan to the Department of Planning that will reduce or mitigate short-term noise impacts to nearby noise sensitive receptors. The plan shall comply with the City of Huntington Beach Noise Ordinance and shall include, but not be limited to: a. A criteria of acceptable noise levels based on type and length of exposure to construction noise levels; b. Physical reduction measures such as temporary noise barriers that provide separation between the source and the receptor; and c. Mitigation measures such as restrictions on the time of construction for activities resulting in high noise levels.	Prior to the issuance of a grading permit	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		
	2. Prior to issuance of grading permits within the Specific Plan, the applicant shall produce evidence acceptable to the City Engineer that: a. All grading and construction vehicles and equipment, fixed or mobile, shall be equipped and maintained with effective muffler systems that use state of the art noise attenuation.	Prior to the issuance of a grading permit Prior to the issuance of a grading permit	Applicant Applicant	Grading Permit Review Grading Permit Review	City option to implement as needed City option to implement as needed	Public Works Department Public Works Department		

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Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
	Noise (Cont'd)							
	b. Stockpiling and/or vehicle staging areas shall be located as far as practicable from sensitive noise receptors.	Prior to the issuance of a grading permit	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		
	c. All operations shall comply with the City of Huntington Beach Noise Ordinance.	Prior to the issuance of a grading permit	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		
It is possible that increased traffic due to the project may cause the Rancho Road near the Navy Railroad roadway segment to experience higher CNEL values in the future which have the potential to impact nearby residential units. The proposed project will increase the year 2015 traffic noise levels by up to 1.7dB. The increase in noise levels due to the project along the segment of Rancho Road between Bolsa Chica and Westminster is considered a significant impact.	3. Commensurate with the updated TIA (refer to Mitigation Measure 8 in Section 5.4 of the original EIR), an updated acoustical analysis shall be performed on the following two roadway segments: 1) Rancho Road near the Navy Railroad; and 2) Rancho Road between Bolsa Chica Street and Westminster Boulevard to determine if potential vehicular noise will impact nearby residential units. The study will be prepared under the supervision of an acoustical engineer and include a discussion of the need for noise attenuation measures and/or noise barriers to ensure compliance with City noise standards. This analysis shall be submitted to and approved by the Planning Department.	At time of updated TIA	Applicant	At time of updated TIA	City option to implement as needed	Planning Department		
	Earth Conditions Local Geology							
The proposed project may result in impacts related to local geology.	1. Prior to issuance of grading permits within the Specific Plan, additional studies as deemed necessary by the Director of Public Works, shall be performed to determine native elevations and evaluate the extent of compressibility of the soils for structural design purposes. These studies shall be reviewed and approved by all appropriate departments at the City of Huntington Beach.	Prior to the issuance of a grading permit	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		
	Seismicity							
The proposed project may result in impacts related to seismicity.	2. Prior to issuance of grading permits within the Specific Plan, it shall be proven to the Building and Safety Department that all structures are designed in accordance with the seismic design provisions of the Uniform Building Codes or Structural Engineers Association of California to promote safety in the event of an earthquake.	Prior to the issuance of a grading permit	Applicant	Grading Permit Review	City option to implement as needed	Building and Safety Department		

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McDonnell Centre Business Park
Mitigation Monitoring Program

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
The proposed project may result in impacts related to seismicity.	**Earth Conditions (Cont'd)** Seismicity (Cont'd) 3. An engineering geologist shall be engaged to submit a report indicating the ground surface acceleration from earth movement for development parcels. All structures shall be constructed in compliance with the g-factors as indicated by the geologist's report. Calculations for footings and structural members to withstand anticipated g-factors shall be submitted to the City for review prior to the issuance of grading permits.	Prior to the issuance of a grading permit	Applicant	Grading Permit Review	City option to implement as needed	Building and Safety Department		
The proposed project may result in impacts related to liquefaction.	Liquefaction 4. Prior to issuance of grading permits within the Specific Plan, grading plans shall demonstrate that alluvial soils shall be removed in the areas that will receive fill or foundation loading down to competent materials and recompacted. Additional studies may be deemed necessary by the Director of Public Works, to evaluate the extent of liquefaction of the soils for structural design purposes.	Prior to the issuance of a grading permit	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		
The proposed project may result in impacts related to expansive soils.	Expansive Soils 5. Prior to approval of grading permits within the Specific Plan, the applicant shall prepare a report for approval by the Director of Public Works which assesses and provides recommendations for the following:	Prior to approval of a grading permit	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		
	a. Specific measures for adequate foundation, paving and flatwork design in areas of any remaining expansive soils.	Prior to approval of a grading permit	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		
	b. Identify the Expansive Index onsite and specify where necessary recommendations included, but not limited to: 1) presaturation of soils prior to concrete placement; 2) raised floors; 3) post-tensioned slabs; 4) thicker slabs; 5) deeper footings; 6) the addition of soil amendments to facilitate wetting during compaction.	Prior to approval of a grading permit	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		
	6. The applicant(s) shall be responsible for remedial removal of expansive soils onsite during grading and prior to construction. Should any construction occur on expansive soils, the applicant(s) shall adhere to the recommendations identified above in Mitigation Measure 5.	During grading and construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		

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Mitigation Monitoring Program

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
	Drainage/Hydrology							
The proposed project may result in impacts related to drainage.	1. Prior to the issuance of building permits within the Specific Plan, the project applicant shall implement conditions of the Public Works Department regarding storm drainage improvements which shall include, but not be limited to:	Prior to the issuance of a building permit	Applicant	Certificate of Occupancy Review	City option to implement as needed	Public Works Department		
The proposed project may result in impacts related to flooding.	• Construct the necessary storm drainage improvements (identified on Exhibit 12 within the Addendum EIR) to handle increased flows.	Prior to the issuance of a building permit	Applicant		City option to implement as needed	Public Works Department		
The proposed project may result in impacts related to water quality.	• Ensure that building pads are placed at elevations suitable to withstand 100-year flood for sites adjacent to Bolsa Chica Street between Bolsa Avenue and Rancho Road.	Prior to the issuance of a building permit	Applicant		City option to implement as needed	Public Works Department		
The proposed project may result in cumulative impacts related to drainage, flooding, and water quality.	• Confine street flows within the street right-of-way.	Prior to the issuance of a building permit	Applicant		City option to implement as needed	Public Works Department		
	2. Prior to the issuance of grading permits within the Specific Plan, the project applicant shall submit and obtain approval of final drainage and erosion control plans for each project component. These final drainage plans shall demonstrate that post-development stormwater discharge levels from the project will remain at or below existing stormwater discharge levels. The mitigation measures contained in the plan shall be approved by the Regional Water Quality Control Board and the City of Huntington Beach prior to any construction activities. The plans shall include measures such as the following: • Diversion of offsite runoff away from the construction site; • Prompt revegetation of proposed landscaped areas; • Perimeter sandbagging or temporary basins to trap sediment; and • Regular sprinkling of exposed soils during construction phases.	Prior to the issuance of a grading permit	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		
	3. Prior to the issuance of building permits within the Specific Plan, the project applicant shall develop a plan to implement any recommendations from the County of Orange Flood Control Division and City Public Works Department which will reduce impacts to the Bolsa Chica Channel floodplain resulting from onsite development. For example, one such recommendation would be the removal of the wooden bridge at a future time when it is no longer utilized by the County operations and maintenance staff to access the westerly bank of the Channel. This plan shall be submitted to the City Department of Public Works for review and approval.	Prior to the issuance of a building permit	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		

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Mitigation Monitoring Program

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		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
	Drainage / Hydrology (Cont'd)							
	4. Prior to issuance of any grading permits within the Specific Plan, the applicant shall submit a "Notice of Intent" (NOI), along with the required fee to the State Water Resources Control Board to be covered under the State NPDES General Construction permit and provide the City with a copy of the written reply containing the discharger's identification number.	Prior to the issuance of a grading permit	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		
	5. Prior to the issuance of the grading permits within the Specific Plan, the applicant shall provide a Water Quality Management Plan showing conformance to the Orange County Drainage Area Management Plan and all NPDES requirements (enacted by the EPA) for review and approval by the City Engineer. The plan shall reduce the discharge of pollutants to the maximum extent practical using management practices, control techniques and systems, design and engineering methods, and such other provisions which are appropriate.	Prior to the issuance of a grading permit	Applicant	Certificate of Occupancy Review	City option to implement as needed	Public Works Department		
Development of this property will result in an increase in the use of fuel, water and energy for the life of the project; this increase is considered significant on a project-specific basis. The project in conjunction with other past, present and reasonably foreseeable future projects will result in natural resources impacts.	**Natural Resources/Energy** 1. Building design and construction shall comply with the Energy Conservation Standards set forth in Title 24 of the California Administrative Code. Prior to approval of building permits for the Specific Plan, architectural and engineering plans shall be subject to the review and approval of the Directors of Public Works and Building and Safety to ensure conformance with these standards. Energy conservation features should include: • Installation of thermal insulation in walls and ceilings which meet or exceed State of California, Title 24 requirements. • Insulation of hot water pipes and duct systems. • Use of natural ventilation where possible. • Use of natural gas for space heating and cooking. • Installation of ventilation devices. • Orientation to sunlight and use of overhangs. • Landscaping with deciduous trees, to provide shade in the summer months and allow sunlight through in the winter months.	Prior to approval of building permit	Applicant	Site Plan Review	City option to implement as needed	Building and Safety Department Public Works Department		
	2. Prior to approval of building permits within the Specific Plan, it is recommended that the applicant consult with both the Southern California Gas Company and Southern California Edison during the building design phase for further energy conservation measures.	Prior to approval of building permit	Applicant	Site Plan Review	City option to implement as needed	Building and Safety Department		

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Mitigation Monitoring Program

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
	Public Services and Utilities							
The proposed project may result in impacts to public services and utilities.	Fire 1. Prior to approval of building permits within the Specific Plan, complete building plans shall be submitted to and approved by the Fire Department. If during the Fire Department's plan check it becomes evident that fireground operations will become impeded, the department will impose standard fire code requirements such as automatic sprinkler systems, alarm systems, access roads, etc.	Prior to approval of building permit	Applicant	Site Plan Review	City option to implement as needed	Public Works and Fire Departments		
The proposed project will create increased demand for public services and utilities on a local and regional basis. Additionally, the project in conjunction with other past, present and reasonably foreseeable future projects, will create an increased demand for police, community services, water, solid waste disposal, public transportation, and sewage.	2. At such time as a public safety development fee is adopted by the City of Huntington Beach, the applicant/developer of the project processed within the McDonnell Centre Business Park Specific Plan shall pay such fee prior to issuance of building permits.	Prior to issuance of building permit	Applicant	Site Plan Review	City option to implement as needed	Planning and Fire Departments		
	Police 3. The Police Department shall be consulted during preliminary stages of the project design prior to approval of building permits within the Specific Plan to review the safety features, determine their adequacy, and suggest improvements.	Prior to approval of building permit	Applicant	Site Plan Review	City option to implement as needed	Police Department		
	4. At such time as a public safety development fee is adopted by the City of Huntington Beach, the applicant/developer of the project processed within the McDonnell Centre Business Park Specific Plan shall pay such fee prior to issuance of building permits.	Prior to issuance of building permit	Applicant	Site Plan Review	City option to implement as needed	Planning and Police Departments		
	5. During construction and at complete buildout, the project shall provide easy access into and within the project site for emergency vehicles and addresses shall be well marked to facilitate response by officers. Project site plans depicting these requirements shall be reviewed and approved by the Police Department.	During construction and project operations	Applicant	Site Plan Review	City option to implement as needed	Police Department		
	6. Prior to issuance of building permits within the Specific Plan, the project shall be designed such that all areas of the project will be well lit, including alcoves, walkways, doorsteps, and parking facilities. Project site plans depicting these requirements shall be reviewed and approved by the Police Department.	Prior to issuance of building permit	Applicant	Site Plan Review	City option to implement as needed	Police Department		

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Mitigation Monitoring Program

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
	Public Services and Utilities (Cont'd) Police (Cont'd) 7. Prior to issuance of building permits within the Specific Plan, an internal security system (e.g. security guards, alarms, access limits after hours) shall be incorporated, to be reviewed by the Police Department and the City Planning Department.	Prior to issuance of building permit	Applicant	Site Plan Review	City option to implement as needed	Police Department		
	Schools 8. Prior to issuance of building permits within the Specific Plan, the applicant shall provide school fees to mitigate conditions of overcrowding as part of building permit application. These fees shall be based on the state fee schedule in effect at the time of building permit applications.	Prior to issuance of building permit	Applicant	Building Permit Issuance	City option to implement as needed	Building and Safety Department		
	Library 9. The applicant shall provide development fees to mitigate conditions of increased demand as part of building permit application. These fees shall be based on the City fee schedule in effect at the time of building permit applications.	Prior to issuance of building permit	Applicant	Building Permit Issuance	City option to implement as needed	Planning Department		
	Community Services 10. Prior to issuance of grading permits for Planning Area 3 in the Specific Plan resulting in removal of the existing fields, the applicant shall determine if recreation facilities are needed by existing and future employees. If deemed necessary, the applicant must enter into a lease type agreement or provision of recreation facilities for employees to replace those lost subject to the approval of the City of Huntington Beach Community Services Department.	Prior to issuance of grading permit	Applicant	Grading Permit Review	City option to implement as needed	Community Services Department		
	Water 11. Prior to issuance of Certificates of Occupancy, the following water conservation measures shall be implemented as required by state law: a. Ultra-low-flush toilets b. Ultra-low-flow showers and faucets c. Insulation of hot water lines in water recirculating systems d. Compliance with water conservation provisions of the appropriate plumbing code	Prior to issuance of Certificate of Occupancy	Applicant	Certificate of Occupancy Review	City option to implement as needed	Building and Safety Department		

[1] Mitigation Measures will be applied to each individual development project within the Specific Plan.

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
	Public Services and Utility (Cont'd)							
	Water (Cont'd)							
	e. Refer to the "Water Efficient Landscape Requirements" of the City of Huntington Beach Municipal Code, Chapter 14.52.							
	12. Prior to issuance of building permits, irrigation systems which minimize water waste shall be used to the greatest extent possible. Such measures should involve such features as the following: a. Raised planters and berming in conjunction with closely spaced low volume, low angle (22 ½ degree) sprinkler heads. b. Drip irrigation. c. Irrigation systems controlled automatically to ensure watering during early morning or evening hours to reduce evaporation losses. d. The use of reclaimed water for irrigated areas and grass lands. The project applicants shall connect to the Orange County Water District's "Green Acres" system of reclaimed water should this supply of water be available. Separate irrigation services shall be installed to ease this transition.	Prior to issuance of building permit	Applicant	Site Plan Review	City option to implement as needed	Public Works Department		
	13. Prior to issuance of Certificates of Occupancy, water pressure regulators to limit downstream pressure to a maximum of 60 psi shall be installed.	Prior to issuance of Certificate of Occupancy	Applicant	Certificate of Occupancy	City option to implement as needed	Public Works Department		
	14. Prior to issuance of building permits within the Specific Plan, the use of pervious paving material shall be encouraged to reduce surface water runoff and aid in groundwater recharge and slopes and grades shall be controlled to discourage water waste through runoff.	Prior to issuance of building permit	Applicant	Site Plan Review	City option to implement as needed	Public Works Department		
	15. Prior to issuance of grading permits, the Developer shall provide information to prospective occupants regarding benefits of low water use landscaping and sources of additional assistance in selecting irrigation and landscaping.	Prior to issuance of grading permit	Applicant	Certificate of Occupancy	City option to implement as needed	Public Works Department		
	16. Prior to issuance of building permits, complete landscape and irrigation plans which minimize the use of lawns and utilize warm season, drought tolerant species shall be submitted to Public Works Engineering and approved by the Park, Tree, and Landscape Division. Mulch shall be used extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction. Irrigation system shall be designed to use reclaimed water when available. The City's Municipal Code Chapter 14.52, "Water Efficient Landscape Requirements" shall be followed.	Prior to issuance of building permit	Applicant	Site Plan Review	City option to implement as needed	Public Works Department		

[1] Mitigation Measures will be applied to each individual development project within the Specific Plan.

McDonnell Centre Business Park
Mitigation Monitoring Program

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
	Public Services and Utilities (Cont'd)							
	Water (Cont'd)							
	17. Prior to issuance of building permits within the Specific Plan, the Public Works, Park, Tree, and Landscape Division shall be consulted during design and construction for further water conservation measures to review irrigation designs and drought tolerant plant use, as well as measures that may be incorporated into the project to reduce peak hour water demand.	Prior to issuance of building permit	Applicant	Grading Permit Review	City option to implement as needed	Public Works Department		
	18. Prior to the issuance of building permits within the Specific Plan, the project applicant shall implement conditions of the Public Works Department regarding water infrastructure improvements (identified on Exhibit 14 within the Addendum EIR) to handle increased water flow demands.	Prior to issuance of building permit	Applicant	Certificate of Occupancy Review	City option to implement as needed	Public Works Department		
	Solid Waste Disposal							
	19. To reduce the original Specific Plan impacts on waste disposal facilities, project designs shall develop a means of reducing the amount of waste generated both during construction and when the project is in use. The waste reduction program shall be approved by the Director of Planning prior to issuance of building permits within the Specific Plan. Potential ways of reducing project waste loads include implementation of recycling programs, and use of low maintenance landscaping when possible (i.e., native vegetation or ground cover (Herbaceous or Woody) instead of turf).	Prior to issuance of building permit	Applicant	Site Plan Review	City option to implement as needed	Planning and Public Works Departments		
	20. Rainbow Disposal shall be contacted during the design stage of project components to ensure the most efficient and economical means for rubbish removal. The designs shall include rubbish enclosures, projected travel areas, and turnabouts where necessary.	Prior to issuance of building permit	Applicant	Site Plan Review	City option to implement as needed	Planning and Public Works Departments		
	Public Transportation							
	21. Prior to issuance of building permits within the Specific Plan, a bus turnout, if determined by the City Transportation Manager to be necessary based on roadway cross sections, travel volumes or speeds, shall be provided at each bus stop located in the project area.	Prior to issuance of building permit	Applicant	Site Plan and Certificate of Occupancy Review	City option to implement as needed	Public Works Department		
	22. Prior to approval of a tentative map within the Specific Plan, the area adjacent to this turnout shall include a paved passenger waiting area complete with a bus shelter and bench.	Prior to approval of tentative map	Applicant	Site Plan and Certificate of Occupancy Review	City option to implement as needed	Public Works Department		

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McDonnell Centre Business Park
Mitigation Monitoring Program

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
	Public Services and Utilities (Cont'd) Public Transportation (Cont'd) 23. Prior to approval of a tentative map within the Specific Plan, a concrete bus pad sufficient to support the weight of a bus (see OCTA's Design Guidelines for Bus Facilities) may have to be provided at the transit stop. This would be necessary assuming the material used to construct Bolsa Avenue would be insufficient to support continued transit use of the bus stop.	Prior to approval of tentative map	Applicant	Site Plan and Certificate of Occupancy Review	City option to implement as needed	Public Works Department		
	Sewer 24. Prior to the issuance of Certificates of Occupancy within the Specific Plan, the project applicant shall implement conditions of the Public Works Department regarding sewer infrastructure improvements (identified on Exhibit 16 within the Addendum EIR) to handle increased sewer flow demands.	Prior to issuance of building permit	Applicant	Certificate of Occupancy Review	City option to implement as needed	Public Works Department		
	Storm Drains Please refer to Section 5.8 Drainage and Hydrology of this EIR.							
	Natural Gas Please refer to Mitigation Measure 2 in Section 5.9 Natural Resources/Energy of this EIR.							
	Electricity Please refer to Mitigation Measure 2 in Section 5.9 Natural Resources/Energy of this EIR.							
	Telephone 25. Prior to issuance of building permits within the Specific Plan, building plans shall be submitted to Verizon enabling Verizon to assess the improvements necessary to provide adequate service to the project site.	Prior to issuance of building permit	Applicant	Site Plan Review	City option to implement as needed	Public Works Department		

[1] Mitigation Measures will be applied to each individual development project within the Specific Plan.

McDonnell Centre Business Park
Mitigation Monitoring Program

Potential Significant Environmental Effects	Mitigation Measure[1]	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
In response to DFG-2.	**Biology** 1. Prior to issuance of grading permits for projects on vacant parcels within the Specific Plan, a Phase II Burrow Survey shall be conducted by a qualified biologist pursuant to Department of Fish and Game protocol for Burrowing Owls. If the survey results determine that Burrowing Owls are present, then the project applicant shall implement appropriate on and/or off site measures (as specified by the protocol) to reduce potential impacts to a less than significant level.	Prior to issuance of grading permits on vacant parcels	Applicant	Grading Permit Review	City option to implement as needed	Planning Department		

[1] Mitigation Measures will be applied to each individual development project within the Specific Plan.

McDonnell Centre Business Park
Standard City Policies Implementation Matrix

	Standard City Policy	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
Land Use	A. Prior to submittal for building permits, the applicant/owner shall submit three copies of the site plan to the Planning Department for addressing purposes. If street names are necessary, submit proposal to Fire Department for review and approval.	Prior to submittal for building permits	Applicant	Site Plan/ Construction Review	Once, upon completion	Planning and Fire Departments		
	B. Prior to submittal for building permits, the applicant/owner shall depict all utility apparatus, such as but not limited to backflow devices and Edison transformers, on the site plan. They shall be prohibited in the front and exterior yard setbacks unless properly screened by landscaping or other method as approved by the Director of Planning.	Prior to submittal for building permits	Applicant	Site Plan/ Construction Review	Once, upon completion	Planning and Public Works Departments		
	C. Prior to submittal for building permits, the applicant/owner shall depict colors and building materials as proposed.	Prior to submittal for building permits	Applicant	Site Plan/ Construction Review	Once, upon completion	Planning Department		
	D. The applicant/owner shall comply with all applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance, Building Division, and Fire Department.	Prior to issuance of building permits	Applicant	Site Plan/ Construction Review	City option to implement as needed	Planning and Public Works Departments		
	E. All improvements (including landscaping) to the property shall be completed in accordance with the approved plans and conditions of approval specified herein.	Prior to issuance of Certificate of Occupancy	Applicant	Certificate of Occupancy Review	City option to implement as needed	Planning and Public Works Departments		
	F. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.	Prior to issuance of Certificate of Occupancy	Applicant	Certificate of Occupancy Review	City option to implement as needed	Planning and Building and Safety Departments		
Aesthetics/ Urban Design	A. All rooftop mechanical equipment shall be screened from any view. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved.	Prior to issuance of building permits	Applicant	Site Plan Review	Once, upon completion	Planning Department		
	B. Prior to the issuance of building permits, the applicant/owner shall (second submittal) submit three Landscape Construction Set to the Departments of Planning and Public Works which must be approved. The Landscape Construction Sets shall include a landscape plan prepared and wet signed by a State Licensed Landscape Architect and include all proposed/existing plant materials (location, type, size, quantity), an irrigation plan, a grading plan, an approved site plan, and a copy of the entitlement conditions of approval. The landscape plans shall be in conformance with Chapter 232 Landscape Improvements of the Huntington Beach Zoning and Subdivision Ordinance. The sets must be approved by both departments prior to issuance of building permits. Any existing mature trees that must be removed shall be replaced at a 2 to 1 ratio with minimum 36-inch box trees, which shall be incorporated into the project's landscape plan.	Prior to issuance of building permits	Applicant	Site Plan/ Construction Review	Once, upon completion	Planning and Public Works Departments		

McDonnell Centre Business Park
Standard City Policies Implementation Matrix

	Standard City Policy	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
Light and Glare	A. Prior to the submittal for building permits, the applicant/owner shall ensure that if outdoor lighting is included, high-pressure sodium vapor lamps or similar energy saving lamps shall be used. All outside lighting shall be directed to prevent "spillage" onto adjacent properties and shall be noted on the site plan and elevations.	Prior to the submittal for building permits	Applicant	Site Plan Review	City option to implement as needed	Planning and Public Works Departments		
Transportation/ Circulation	A. Prior to issuance of building permits (or final inspection, if determined appropriate by the Transportation Division and Planning Department), a Trip Generation Analysis shall be submitted for review and approval by the Public Works Department, Transportation Engineering Division. The analysis shall be used to determine the project's Traffic Impact Fee. This has been accomplished; refer to Appendix B of this EIR. The traffic impact fees shall be paid prior to building permit issuance.	Prior to issuance of building permits	Applicant	Site Plan Review	City option to implement as needed	Transportation Manager		
	B. All applicable Public Works fees shall be paid.	Prior to issuance of building permits	Applicant	Site Plan/ Construction Review	City option to implement as needed	Transportation Manager		
	C. An interim parking and/or building materials storage plan shall be submitted to the Planning Department to assure adequate parking is available for employees, customers, contractors, etc., during the project's construction phase.	Prior to issuance of grading permits	Applicant	Site Plan Review	Once, upon completion	Planning Department		
Air Quality	A. During construction, the applicant shall use water trucks or sprinkler systems on all areas where vehicles travel to keep damp enough to prevent dust from being raised when leaving the site.	During Construction	Applicant	Grading/ Construction	City option to implement as needed	Planning and Public Works Departments		
	B. During construction, the applicant shall use low sulfur fuel (.05%) by weight for construction equipment.	During Construction	Applicant	Grading/ Construction	City option to implement as needed	Planning and Public Works Departments		
	C. During construction, the applicant shall attempt to phase and schedule construction activities to avoid high ozone days (first stage smog alerts).	During Construction	Applicant	Grading/ Construction	City option to implement as needed	Planning and Public Works Departments		
	D. During construction, the applicant shall discontinue construction during second stage smog alerts.	During Construction	Applicant	Grading/ Construction	City option to implement as needed	Planning and Public Works Departments		
Noise	A. Construction shall be limited to Monday - Saturday 7:00am to 8:00pm. Construction shall be prohibited Sundays and Federal holidays.	During Construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		

McDonnell Centre Business Park
Standard City Policies Implementation Matrix

	Standard City Policy	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
Light and Glare	A. Prior to the submittal for building permits, the applicant/owner shall ensure that if outdoor lighting is included, high-pressure sodium vapor lamps or similar energy saving lamps shall be used. All outside lighting shall be directed to prevent "spillage" onto adjacent properties and shall be noted on the site plan and elevations.	Prior to the submittal for building permits	Applicant	Site Plan Review	City option to implement as needed	Planning and Public Works Departments		
Transportation/ Circulation	A. Prior to issuance of building permits (or final inspection, if determined appropriate by the Transportation Division and Planning Department), a Trip Generation Analysis shall be submitted for review and approval by the Public Works Department, Transportation Engineering Division. The analysis shall be used to determine the project's Traffic Impact Fee. This has been accomplished; refer to Appendix B of this EIR. The traffic impact fees shall be paid prior to building permit issuance.	Prior to issuance of building permits	Applicant	Site Plan Review	City option to implement as needed	Transportation Manager		
	B. All applicable Public Works fees shall be paid.	Prior to issuance of building permits	Applicant	Site Plan/ Construction Review	City option to implement as needed	Transportation Manager		
	C. An interim parking and/or building materials storage plan shall be submitted to the Planning Department to assure adequate parking is available for employees, customers, contractors, etc., during the project's construction phase.	Prior to issuance of grading permits	Applicant	Site Plan Review	Once, upon completion	Planning Department		
Air Quality	A. During construction, the applicant shall use water trucks or sprinkler systems on all areas where vehicles travel to keep damp enough to prevent dust from being raised when leaving the site.	During Construction	Applicant	Grading/ Construction	City option to implement as needed	Planning and Public Works Departments		
	B. During construction, the applicant shall use low sulfur fuel (.05%) by weight for construction equipment.	During Construction	Applicant	Grading/ Construction	City option to implement as needed	Planning and Public Works Departments		
	C. During construction, the applicant shall attempt to phase and schedule construction activities to avoid high ozone days (first stage smog alerts).	During Construction	Applicant	Grading/ Construction	City option to implement as needed	Planning and Public Works Departments		
	D. During construction, the applicant shall discontinue construction during second stage smog alerts.	During Construction	Applicant	Grading/ Construction	City option to implement as needed	Planning and Public Works Departments		
Noise	A. Construction shall be limited to Monday - Saturday 7:00am to 8:00pm. Construction shall be prohibited Sundays and Federal holidays.	During Construction	Applicant	Grading/ Construction	City option to implement as needed	Public Works Department		

McDonnell Centre Business Park
Standard City Policies Implementation Matrix

	Standard City Policy	Implementation		Monitoring			Verification of Compliance	
		Phase	Implementor	Phase	Frequency	Monitor	Signatures	Date
Earth Conditions	A. Prior to submittal for grading permits, a detailed soils analysis shall be prepared by a registered Soils Engineer. This analysis shall include onsite soil sampling and laboratory testing of materials to provide detailed recommendations regarding grading, chemical and fill properties, foundations, retaining walls, streets and utilities.	Prior to submittal for grading permits	Applicant	Grading Plan Review	City option to implement as needed	Public Works Department		
	B. Prior to issuance of grading permits, a grading plan shall be submitted to the Department of Public Works for review and approval (by issuance of a grading permit). A plan for silt control for all water runoff from the property during construction and initial operation of the project may be required if deemed necessary by the Director of Public Works.	Prior to issuance of grading permits	Applicant	Grading Plan Review	Once, upon completion	Public Works Department		
Drainage	A. Prior to issuance of grading permits, drainage and hydraulic studies shall be submitted for Public Works approval.	Prior to issuance of grading permits	Applicant	Site Plan Review	Once, upon completion	Public Works Departments		
Public Services and Utilities	A. All applicable Public Works fees shall be paid. The developer will be responsible for the payment of any additional fees adopted in the "upcoming" Water Division Financial Master Plan.	Prior to issuance of building permits	Applicant	Site Plan/ Construction Review	Once, upon completion	Public Works Departments		

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